



**TOWN OF BLUFFTON  
PLANNING COMMISSION MEETING AGENDA  
ELECTRONIC MEETING  
Wednesday, February 24, 2021, 6:00 PM**

---

**PUBLIC COMMENT**

Public comments will be received via conference line provided by Staff. All requests for public hearing or public comment will be accepted up to two (2) hours prior to the scheduled meeting start time.

This meeting can be viewed on the Town of Bluffton's Facebook page  
(<https://www.facebook.com/TownBlufftonSC/>)

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. NOTICE REGARDING ADJOURNMENT**

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

**IV. NOTICE REGARDING PUBLIC COMMENTS\***

**V. ADOPTION OF THE AGENDA**

**VI. ADOPTION OF MINUTES – January 27, 2021**

**VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA\***

**VIII. OLD BUSINESS**

**1. FOR ACTION**

**A. Election of Chair, Vice-Chair and Development Review  
Committee Member (At-Large)**

**IX. NEW BUSINESS**

**1. FOR ACTION**

- A. **Moss Subdivision (Street Naming Application):** A request by Garfield Moss for the approval of a Street Naming Application. The property is zoned Neighborhood General – Historic District and identified by tax map number R610 039 00A 0306 0000 located off Lawrence Street; approximately 160 feet east of the intersection of Lawrence & Wharf Streets. (STR-02-21-014964) (Staff - Will Howard)
- B. **Parcel 10B Multi-Family (Preliminary Development Plan):** A request by SC Bodner Company, Inc on behalf of The Reed Group for approval of a Preliminary Development Plan. The project consists of the construction of 252 multi-family residential units with an amenity center and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 45 acres identified by tax map number R610 029 000 0789 0000 located within the Parcel 10A/10B Master Plan. (DP 10-20-14645) (Staff - Will Howard)

## X. DISCUSSION

## XI. ADJOURNMENT

\*Public Comments may be submitted electronically via the Town's website at (<https://bit.ly/TOBPublicComment>) or by emailing your comments to the Growth Management Coordinator at [dmclain@townofbluffton.com](mailto:dmclain@townofbluffton.com). Comments will be accepted up 2 hours prior to the scheduled meeting start time. All comments will be read aloud for the record and will be provided to the Planning Commission Board.

**NEXT MEETING DATE: Wednesday, March 24, 2021**

"FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or [adacoordinator@townofbluffton.com](mailto:adacoordinator@townofbluffton.com) as soon as possible but no later than 48 hours before the scheduled event.

\*Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Chairperson of the Commission. Public comment must not exceed three (3) minutes.

# **TOWN OF BLUFFTON PLANNING COMMISSION**

## **Electronic Meeting**

**Wednesday, January 27, 2021, Minutes**

---

**Present:** Charlie Wetmore; Vice Chairman, Terry Hannock; Amanda Jackson-Denmark; Kathleen Duncan; Matt Youst; Ron Williams

**Absent:** Trey Griffin

**Staff:** Kevin Icard, Planning & Community Development Manager; Darby McLain, Growth Management Coordinator; Charlotte Moore, Principal Planner; Will Howard, Principal Planner; Alan Seifert, Senior Planner

---

### **I. CALL TO ORDER**

Chairman Tiller called the meeting to order at 6:03 p.m.

### **II. ROLL CALL**

### **III. NOTICE REGARDING ADJOURNMENT**

The Planning Commission will not hear new items after 9:30 P.M. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 P.M. may be continued to the next regular meeting or an additional meeting date as determined by the Commission Members.

### **IV. NOTICE REGARDING PUBLIC COMMENTS**

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to the Commission, Town Staff, and other members of the meeting. State your name and address when speaking for the record. **UNLESS OTHERWISE AMENDED BY THE PLANNING COMMISSION, COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

### **V. ADOPTION OF THE AGENDA**

The Commission motioned to remove item F from the agenda.

Commissioner Jackson-Denmark made a motion to adopt the Wednesday, January 27, 2021 Planning Commission Meeting Agenda. Commissioner Wetmore seconded the motion; all were in favor and the motion passed.

### **VI. ADOPTION OF MINUTES – NOVEMBER 18, 2020**

Commissioner Jackson-Denmark made a motion to approve the adoption of the November 18, 2020 minutes. Commissioner Youst seconded the motion. All were in favor except for Commissioners Williams and Duncan who abstained. The motion passed.

### **VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA**

There were no public comments.

## **VIII. ELECTION OF OFFICERS**

Commissioner Jackson-Denmark made a motion to elect Commissioner Griffin as the new Chair of the Planning Commission. Commissioner was not present to speak on whether he would be interested. Commissioner Jackson-Denmark withdrew her motion.

Commissioner Wetmore made a motion to elect Vice Chairman Hannock as the new Chair of The Planning Commission. Commissioner Williams seconded the motion. All Commissioners voted against. The motioned failed.

The Commission discussed that all members of the committee should be present when electing officers.

Commissioner Williams motioned to table the election of officers until all nominees could be present. Commissioner Jackson-Denmark seconded the motion. All were in favor and the motion passed.

## **IX. OLD BUSINESS**

There was no old business.

## **X. NEW BUSINESS**

- A. Tupelo III (Preliminary Development Plan):** A request by Vulcan Property Group, LLC on behalf of Parcel C1, LLC for approval of a Preliminary Development Plan. The project consists of the construction of an office building, a daycare facility and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 1.58 acres identified by R610 022 1122 0000 located at the intersection of Cassidy Drive and Buckwalter Parkway. (DP 08-20-14483) (Staff-Will Howard)

Staff member Will Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Wetmore motioned to approve the application per staff recommendations. Commissioner Jackson-Denmark seconded the motion. All were in favor and the motion passed.

- B. 6 Arley Way (Preliminary Development Plan):** A request by Eric Hoover with Ward Edwards Engineering, on behalf of Ceagull Investments, LLC for approval of a Preliminary Development Plan. The project consists of the construction of a 12,000 square foot commercial building with associated infrastructure. The property is zoned General Mixed Use and consists of approximately 2 acres identified by tax map number R600 031 0217 0000 located at 6 Arley Way. (DP 10-20-014720) (Staff-Will Howard)

Staff member Will Howard presented the information to the Commission which is incorporated into these minutes.



Commissioner Duncan recused herself from the project.

Commissioner Jackson-Denmark motioned to approve the application per staff recommendation. Commissioner Wetmore seconded the motion. All were in favor and the motion passed.

- C. New Riverside Village (Street Naming):** A request by Mike Hughes of Thomas & Hutton on behalf of MFH LAND, LLC and The Town of Bluffton for approval of new street names for new roads within the proposed New Riverside Village, a mixed-use development consisting of residential, office and a commercial village on approximately 35.5 acres located at the southeast corner of the intersection of New Riverside Road and SC Hwy 46. (STR 12-12-14859) (Staff-Will Howard)

Staff member Will Howard presented the information to the Commission which is incorporated into these minutes.

Commissioner Duncan motioned to approved name options 1, 3, 5, 2, & 4. Commissioner Wetmore seconded the motion. All were in favor and the motion passed.

- D. Belfair Towne Village (Certificate of Appropriateness – Highway Corridor Overlay District):** A request by Wallace Milling of Witmer Jones Keefer, Ltd, on behalf of David Carpio of Brixmor for approval of a Certificate of Appropriateness – HCOD. The project consists of the removal of trees located along the frontage buffer with US HWY 278. The Property is zoned Belfair Planned Unit Development a located northeast of the intersection of US HWY 278 and Simmonsville Road. (COFA-01-21-14930) (Staff- Alan Seifert)

Staff member Alan Seifert presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson-Denmark motioned to table the application and for the Applicant to come back more information with an Arborist report and tree mitigation replacement. Commissioner Wetmore seconded the motion. Commissioner Duncan made an amendment to the motion to include also review continuity of the shrubs to screen the parking. Commissioner Wetmore seconded the amended motion. All were in favor of the amended motion and it passed.

All were in favor of the original and amended motion to table the request and it passed.

- E. Parcel 10B Multi-Family (Preliminary Development Plan):** A request by SC Bodner Company, Inc on behalf of The Reed Group for approval of a Preliminary Development Plan. The project consists of the construction of 252 multifamily residential units with an amenity center and associated parking and infrastructure. The property is zoned Buckwalter Planned Unit Development and consists of approximately 45 acres identified by tax map number R610 029 000 0789 0000 located within the Parcel 10A/10B Master Plan. (DP 10-20-14645) (Staff-Will Howard)

The Commission voted to remove this project from the agenda and the request of the Applicant.

- F. Unified Development Ordinance Edits (PUBLIC HEARING):** Amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 5 – Design Standards, Certain Building Requirements for Building Size Range, Building Footprint, Height and Front Build-to Zone for Main Street and Additional Building Types in the Neighborhood Center-Historic District Zoning District and to Building Size Range and Footprint for Additional Building Types Elsewhere within Old Town Bluffton. (Staff- Charlotte Moore)

Staff member Charlotte Moore presented the information to the Commission which is incorporated into these minutes.

Commissioner Jackson-Denmark motioned to approve the edits per staff recommendation. Commissioner Duncan seconded the motion. All were in favor and the motion passed.

## **XI. DISCUSSION**

There was no discussion.

## **XII. ADJOURNMENT**

Commissioner Wetmore made a motion to adjourn the January 27, 2021 Planning Commission meeting, the motion was seconded by Commissioner Jackson-Denmark. The meeting was adjourned at 8:32 p.m.

# PLANNING COMMISSION

## STAFF REPORT Department of Growth Management



<b>MEETING DATE:</b>	February 24, 2021
<b>PROJECT:</b>	STR-02-21-014964 Garfield Moss Subdivision New Street Name Application
<b>PROJECT MANAGER:</b>	Will Howard Principal Planner – Land Development

**REQUEST:** A request by Garfield Moss, owner, for approval of a Street Naming Application (See Attachment 1).

**INTRODUCTION:** The Applicant is requesting approval of the following new street names:

1. Garfield Street
2. Robins Rest Drive
3. Greyador Lane

**BACKGROUND:** This application is for approval of new street names for the Moss Subdivision (SUB-09-20-014605). (See Attachment 2)  
The property is zoned Neighborhood General-Historic District and is identified by tax map numbers R610 039 00A 0306 0000 and R610 039 00A 0232 0000.

**PLANNING COMMISSION ACTIONS:** As granted by the powers and duties set forth in Section 2.2.6.C.5 of the Unified Development Ordinance, the Planning Commission has the authority to take the following actions with respect to this application:

1. Approve the application as submitted by the Applicant;
2. Approve the application with conditions; or
3. Deny the application as submitted by the Applicant.

**REVIEW CRITERIA & ANALYSIS:** Town Staff and the Planning Commission are required to consider the criteria set forth in Section 3.15.3 of the Unified Development Ordinance in assessing an application for the New Street Name. These criteria are provided below followed by a Staff Finding(s) based upon review of the application submittals to date.

1. Section 3.15.3.A - Does not already exist within Beaufort County;

2. Section 3.15.3.B - Are not street types with the same primary name, such as Smith Street and Smith Boulevard;
3. Section 3.15.3.C - Are not name(s) which sound alike or which might be confused with one another;
4. Section 3.15.3.D - Does not use frivolous or complicated words, or unconventional spellings;
5. Section 3.15.3.E - Are not numbers (such as 1<sup>st</sup> Street) or alphabetical letters (such as A Street);
6. Section 3.15.3.F - Could not be perceived as offensive;
7. Section 3.15.3.G - Are simple, logical, easy to pronounce, clear and brief;
8. Section 3.15.3.H - Are associated with the history of Bluffton or the character of the Lowcountry when possible;
9. Section 3.15.3.I - May represent a common theme within residential developments; and
10. Section 3.15.3.J - The application must comply with applicable requirements in the Applications Manual.

*Finding. Town Staff finds that two (2) of the three (3) proposed new streets names are acceptable and meet the requirements of Article 3 of the Unified Development Ordinance as stated above.*

*Robins Rest Road was denied by Beaufort County.*

*The Applicant requested that Garfields Way be considered for final approval instead of Garfield Street.*

**STAFF RECOMMENDATION:** Staff finds that the requirements of Section 3.15.3 have been met and recommends that the Planning Commission approve the following New Street Names as submitted by the Applicant.

1. Garfields Way
2. Greyador Lane

**ATTACHMENTS:**

1. New Street Name Application
2. Subdivision Plat



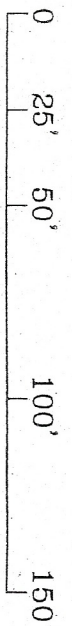
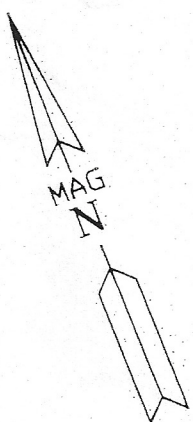
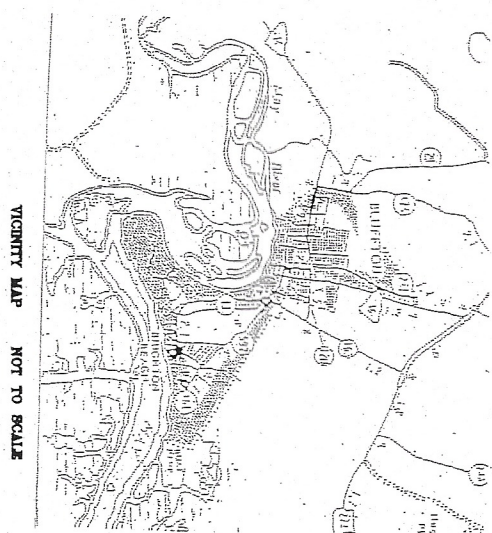
# TOWN OF BLUFFTON STREET RENAMING APPLICATION

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843)706-4522  
[www.townofbluffton.sc.gov](http://www.townofbluffton.sc.gov)  
[applicationfeedback@townofbluffton.com](mailto:applicationfeedback@townofbluffton.com)

RECEIVED  
FEB 03 2021

Applicant		BY:	Property Owner
Name: Garfield Moss			Name: Garfield Moss
Phone: (843) 227-8615			Phone: (843) 227-8615
Mailing Address: P. O. Box 433, Bluffton, SC 29910			Mailing Address: P. O. Box 433, Bluffton, SC 29910
E-mail: garmoss@yahoo.com			E-mail: garmoss@yahoo.com
Town Business License # (if applicable):			
<b>Project Information</b>			
Existing Street Name		Proposed Street Name (in order of preference)	
		1. Garfield Street	
		2. Robins Rest Drive	
		3. Greyador Lane	
Street Location: Off Lawrence Street; Approximately 160' east of the intersection of Lawrence & Wharf Streets			
Tax Map Number(s): R610-039-00A-0306-0000			
<b>Minimum Requirements for Submittal</b>			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the map showing the street requested for renaming.			
<input type="checkbox"/> 2. Notarized Affidavit of Compliance fifteen (15) days prior to the scheduled Public Hearing. A minimum of eighty percent (80%) of the affected property owners must support the proposed street name change.			
<input checked="" type="checkbox"/> 3. Project Narrative describing reason for application and compliance with the criteria in Article 3 of the UDO.			
<input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note:</b> A Pre-Application Meeting is required prior to Application submittal.			
<b>Disclaimer:</b> The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: <i>Garfield Moss</i>		Date:	
Applicant Signature: Garfield Moss		Date: November 19, 2020	
<b>For Office Use</b>			
Application Number: STR-02-21-014904		Date Received: 2/4/21	
Received By: <i>R. Bunch</i>		Date Approved:	





R610-039-00A-0306-0000  
R610-039-00A-0232-0000

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COCOMMUNITY-PANEL NUMBER 450251 0001 D, DATED 9-29-86.

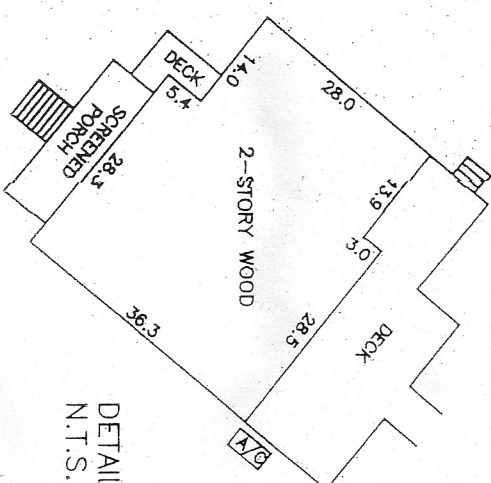
NOTE:  
R/W PER TOWN OF BLUFFTON PLANNING DEPT.

REFERENCE PLAT BY JOHNSON-TROGDON SURVEYORS DATED JUNE 25, 1991 AS RECORDED IN JUDGEMENT ROLL 88094 IN BEAUFORT COUNTY COURTHOUSE.

NOTE:  
BOUNDARY OF NE CORNER CHANGED FROM JOHNSON-TROGDON REFERENCE PLAT BY ORDER OF JUDGE THOMAS KEMMERLIN, JR. FILED IN JUDGEMENT ROLL 88094.

SCALE 1" = 50'  
OCTOBER 10, 2003  
P10832A1/MMA/MOY

REVISED 11-4-04 - ADDED AREA FIGURES FOR PARCELS ON NORTHERN BOUNDARY.  
REVISED 07/09/07 CREATED PARCELS 'A', 'B' & 'C'.  
REVISED 06-18-20 CREATED PARCELS 'D', ADDED SEWER EASEMENT, PARCEL 368, AND CHANGED PARCELS 'A', 'B', AND 'C' TO PARCEL NUMBERS.  
REVISED 08-17-20 DELETED PARCEL 'D', CREATED LOTS 1 THRU 4, AND REMOVED ABANDONED DRIVEWAYS.

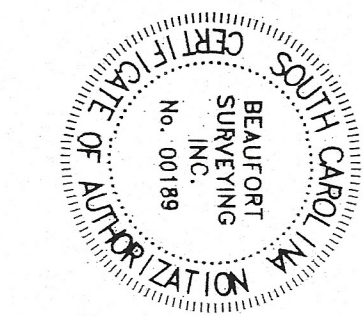


SUBDIVISION PLAT  
PREPARED FOR  
GARFIELD & NANCY R. MOSS  
BLUFFTON TAX MAP 39A, PARCELS 306 & 232  
BEAUFORT COUNTY SOUTH CAROLINA  
4.324 ACRES TOTAL

NL	BEARING	DISTANCE
AA	S65°59'43"E	23.26'
AB	N14°23'24"E	23.00'
AC	S11°47'49"W	30.83'
AD	N12°45'10"E	26.88'
AE	S14°28'14"W	9.63'
AF	S12°07'45"W	10.55'
AG	S17°12'35"W	4.00'

LEGEND:  
PP - POWER POLE  
TV - CABLE BOX  
TB - TELE BOX  
SSMH - SEWER MANHOLE

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 2 SURVEY AS SPECIFIED THEREIN.  
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



DAVID S. YOUMANS  
BEAUFORT SURVEYING, INC.  
1613 PARIS AVENUE  
BEAUFORT, S.C. 29935  
PHONE (843) 524-3261 525-1175



# PLANNING COMMISSION

---

## STAFF REPORT

### Department of Growth Management



<b>MEETING DATE:</b>	February 24, 2021
<b>PROJECT:</b>	Parcel 10B Multi-family Preliminary Development Plan
<b>APPLICANT:</b>	SC Bodner Company, Inc.
<b>PROJECT NUMBER:</b>	DP-10-20-014645
<b>PROJECT MANAGER:</b>	Will Howard Principal Planner – Land Development

**REQUEST:** The Applicant, SC Bodner Company, Inc., on behalf of the owner, The Reed Group, is requesting approval of a Preliminary Development Plan.

**INTRODUCTION:** The applicant is proposing to construct 252 multi-family residential units with amenity center on property described as Parcel 10B. Proposed drives, parking, landscaping, utilities, and other infrastructure will be constructed in support of the development (See Attachment 1).

The property is zoned Buckwalter Planned Unit Development “PUD” and consists of approximately 45 acres, identified by tax map number R610 029 000 0789 0000 located within the Parcels 10A and 10B Master Plan (See Attachment 2).

**BACKGROUND:** This application is for a Preliminary Development Plan located within the Buckwalter PUD and is subject to the standards set forth in the Buckwalter PUD Concept Plan, Development Agreement and the Parcels 10A and 10B Master Plan (See Attachment 3).

The subject property will include eight (8) three-story residential buildings, six (6) one-story garage buildings, one (1) maintenance building, and a 6,500 square foot single-story clubhouse/leasing center.

Community amenities will include pedestrian connectivity to Buckwalter Place, swimming pool, 24-hour athletic club, business center, coffee bar, outdoor kitchen and grilling area, pickle ball courts, fire pit, dog park, relaxation and social outdoor space.

The project is anticipated to begin construction in the third quarter of 2021, with the first units delivered in 12 months and project completion in 20 months.

The site was logged sometime between 2008 and 2011 according to aerial photography. The preliminary site plan illustrates anticipated tree removal. Over 95% of trees to be removed are less than 16-inches in diameter. 80% of trees to be removed are gums and pines with average diameter of 9.5 inches (See Attachment 4).

---

The following is a timeline of submittals and reviews for this project:

Submittal	Review	Result
1 <sup>st</sup> Submittal of Development Plans	DRC Review November 4, 2020	Revisions Required
2 <sup>nd</sup> Submittal of Development Plans	DRC Review December 30, 2020	Revisions Required Required a Variance Request
Resubmittal to address Staff comments to include a request for a parking variance from 2.25 per dwelling unit to 1.87 per unit	UDO Administrator January 2021	Parking Variance: Denied
Resubmittal providing the required 2.25 spaces per dwelling unit	GM Staff Review February 2021	Revisions Required
3 <sup>rd</sup> Submittal of Development Plans (Current Submittal)	GM Staff Review February 2021	Comments Remain Unsatisfied
Applicant Request to Submit 3 <sup>rd</sup> Submittal Plan to Planning Commission	Planning Commission February 24, 2021	

Staff comments on the Preliminary Development Plan were reviewed at the November 4, 2020 meeting of the Development Review Committee "DRC" (See Attachment 5). The Applicant submitted a response to staff comments provided at the DRC (See Attachments 6). The Applicant provided a resubmittal for review December 30, 2020 meeting of the DRC (See Attachment 7). Subsequent resubmittals were provided to address Staff comments. However, Staff comments on parking and overall site layout remain unsatisfied to date.

The current plan is being presented to Planning Commission at the request of the Applicant and without satisfying the Development Review Committee's comments (See Attachment 3).

The following DRC Staff comments remain unsatisfied:

1. Remove the rear facing parking from the through-road.  
*Note: The through-road is required as part of the Parcel 10A & 10B Master Plan. Rear faced parking, especially along a curve, on a street is not recommended practice and creates a conflicting movement.*
2. Remove the remote parking lot at the entrance from Bluffton Parkway.  
*Note: If constructed, this parking would be over 600 feet from the nearest residential unit. See the diagram provided for an understanding of this distance and other observations of the proposed parking (See Attachment 8).*

**REVIEW CRITERIA & ANALYSIS:** The Planning Commission shall consider the criteria set forth in Section 3.10.3.A of the Unified Development Ordinance in assessing an application for a Preliminary Development Plan. The applicable criteria are provided



below followed by Staff Finding(s) based upon review of the application submittals to date.

**1. Section 3.10.3.A.1. Conformance with the applicable provisions provided in Article 5, Design Standards.**

*Finding: As the site is located within the Buckwalter PUD it is not subject to the Design Standards set forth in Article 5 of the Unified Development Ordinance, except for Section 5.10 Stormwater. A Stormwater Permit will be required prior to final Development Plan approval (UDO Section 5.10 Stormwater).*

**2. Section 3.10.3.A.2. The proposed development shall be in conformance with any approved Development Agreement, PUD Concept Plan, PUD Master Plan, Subdivision Plan, or any other agreements or plans that are applicable.**

*Finding: Town Staff finds that the preliminary site plan is in conformance with the Buckwalter PUD Development Agreement and Concept Plan.*

*Finding: Town Staff finds that the preliminary site plan is not in conformance with the Parcels 10A and 10B Master Plan. According to the Parcel 10-A/10-B Master Plan, the Western access onto Bluffton Parkway is a full access, future signalized, intersection. This access is anticipated to be the primary means of ingress/egress into Parcels 10B and 10A from the Bluffton Parkway. Parcels 10A and 10B will be connected internally by an east/west route, depicted by the arrows on the master plan. As such, the rear faced parking onto this access road could significantly impact the performance and safety of this planned connection (See Attachment 9).*

*Finding: The property is zoned Buckwalter PUD and an initial master plan was previously approved by Town of Bluffton for Parcels 10A and 10B. Buckwalter PUD allows multifamily density up to 16 density units per acre for a project with a three-story component. The proposed project is 6.2 units per total acre and 11.6 units per upland acre.*

*Finding: The ZDSO 1990/3, as modified by the Buckwalter PUD, requires 2.25 spaces per multi-family unit. The applicant requested a variance to reduce the requirement to 1.87 spaces per unit based on provided historical data (January 2021), but was denied by the UDO Administrator (See Attachment 10).*

**3. Section 3.10.3.A.3. If the proposed development is associated with a previously approved Master Plan, then the traffic and access plans shall adhere to the previously approved traffic impact analysis or assessment, where applicable. If an application is not associated with a previously approved PUD Master Plan, then a traffic impact analysis shall be required at development plan submittal.**

*Finding:*

1. Main entrance at Bluffton Parkway: According to the Bluffton Parkway Access Management plan and confirmed by the Town in the July 23, 2020 pre-application meeting, Parcel 10B is allowed a full signalized access at Bluffton Parkway. The intersection will be constructed with future signalization in

*mind; however, signalization may not occur until Beaufort County warrant thresholds are met. Right- and left-turn lanes will be constructed along Bluffton Parkway along with a full-access median crossover. A sidewalk will be constructed to provide pedestrian connectivity from Parcel 10B to the multiuse pathway on Bluffton Parkway.*

2. Secondary entrance at Mystic Bluff: According to the approved Initial Master Plan for Parcels 10A and 10B, secondary access to Mystic Bluff must be provided. This access with accompanying sidewalks allows for pedestrian connectivity to Buckwalter Place.

*Finding: As part of the full-access entrance off Buckwalter Parkway, a signal warrant study will be required before implementation of a traffic signal. Typically, development will need to be complete before the study can be conducted.*

*Finding: The applicant states that a traffic impact analysis will be submitted to Town of Bluffton and Beaufort County staff for review and approval.*

3. **Section 3.10.3.A.4. The proposed development must be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services, the applicant shall be required to provide an analysis and mitigation of the impact on transportation, utilities, and community services.**

*Finding: The Parcel 10B Multi-family Development will ensure adequate water, sanitary sewer and stormwater services in support of the project. Letters from the agencies providing public services will be required at time of Final Development Plan submittal per the Applications Manual. The majority of the project is surrounded by wetlands (See Attachment 11).*

4. **Section 3.10.3.A.5. The phasing plan, if applicable, is logical and is designed in a manner that allows each phase to fully function independently regarding services, utilities, circulation, facilities, and open space, irrespective of the completion of other proposed phases.**

*Finding: The project will be constructed and closed-out in phases. Each phase will provide the access, parking, and stormwater infrastructure needed to independently accommodate the number of units constructed. Each phase will be required to obtain a Certificate of Construction Compliance to ensure compliance with the approved Development Plan.*

5. **Section 3.10.3.A.6. The application must comply with applicable requirements in the Applications Manual.**

*Finding: The application has been reviewed by Town Staff and has been determined to be complete. Section 3.2.4 Public Notice for All Applications of the UDO was properly filed. Staff has receipt of proper notification of the adjacent property owners and the adjacent Property Owners Association.*

**RECOMMENDATION:** The Planning Commission has the authority to take the following actions with respect to the application:

1. Approve the Application as submitted;
2. Approve the Application with conditions;
3. Table the Application for additional information; or
4. Deny the Application as submitted.

**STAFF RECOMMENDATION:**

Staff recommends the Preliminary Development Plan be Denied.

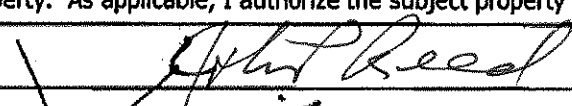

**ATTACHMENTS:**

1. Application and Narrative
2. Vicinity Map
3. Revised Site/Landscape Plan, Lighting Plan, & Elevations
4. Photos of Existing Conditions
5. DRC Staff Comments – 11-04-2020
6. Applicant's response to DRC Comments
7. DRC Staff Comments – 12-30-2020
8. Parking Diagram
9. Master Plan & Proposed Streets
10. Parking Variance Request
11. Wetlands Map



# **TOWN OF BLUFFTON** **DEVELOPMENT PLAN APPLICATION**

Growth Management Customer Service Center  
20 Bridge Street  
Bluffton, SC 29910  
(843)706-4522  
www.townofbluffton.sc.gov  
applicationfeedback@townofbluffton.com

Applicant		Property Owner	
Name: SC Bodner Company, Inc.		Name: The Reed Group	
Phone: (317) 536-2000 x113		Phone: (843) 836-7400	
Mailing Address 9075 N. Meridian Street, Ste 250 Indianapolis, IN 46260		Mailing Address: 1278 May River Rd, Suite 400 Bluffton, SC 29910	
E-mail: Mike Klein (mike.klein@scbodner.com)		E-mail: Ali Seabaugh (aseabaugh@reedgroupsc.com)	
Town Business License # (If applicable):			
Project Information			
Project Name: Multifamily Development	<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	
Project Location: Buckwalter Parkway	<input checked="" type="checkbox"/> New	<input type="checkbox"/> Amendment	
Zoning District: Buckwalter PUD	Acreage: 45 acres		
Tax Map Number(s): R610 029 000 0789 0000			
Project Description: 280 multifamily residential units and amenity center on Buckwalter Parcel 10B			
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Two (2) full sized copies and digital files of the Preliminary or Final Development Plans. <input checked="" type="checkbox"/> 2. Project Narrative and digital file describing reason for application and compliance with the criteria in Article 3 of the UDO. <input checked="" type="checkbox"/> 3. All information required on the attached Application Checklist. <input checked="" type="checkbox"/> 4. An Application Review Fee as determined by the Town of Bluffton Master Fee Schedule. Checks made payable to the Town of Bluffton.			
<b>Note: A Pre-Application Meeting is required prior to Application submittal.</b>			
<b>Disclaimer: The Town of Bluffton assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.</b>			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property. As applicable, I authorize the subject property to be posted and inspected.			
Property Owner Signature: 		Date: 8/31/2020	
Applicant Signature: 		Date: 8/27/2020	
For Office Use			
Application Number:		Date Received:	
Received By:		Date Approved:	



## TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION PROCESS NARRATIVE

The following Process Narrative is intended to provide Applicants with an understanding of the respective application process, procedures and Unified Development Ordinance (UDO) requirements for obtaining application approval in the Town of Bluffton. While intended to explain the process, it is not intended to repeal, eliminate or otherwise limit any requirements, regulations or provisions of the Town of Bluffton's UDO. Compliance with these procedures will minimize delays and assure expeditious application review.

<b>Step 1. Pre-Application Meeting</b>	<b>Applicant &amp; Staff</b>
Prior to the filing of a Preliminary Development Plan Application, the Applicant is required to consult with the UDO Administrator at a Pre-Application Meeting for comments and advice on the appropriate application process and the required procedures, specifications, and applicable standards required by the UDO.	
<b>Step 2. Application Check-In Meeting - Preliminary Development Plan Submission</b>	<b>Applicant &amp; Staff</b>
Upon receiving input from Staff at the Pre-Application Meeting, the Applicant may submit a Preliminary Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
<b>Step 3. Review by UDO Administrator &amp; Development Review Committee</b>	<b>Staff</b>
If the UDO Administrator determines that the Preliminary Development Plan Application is complete, it shall be forwarded to the Development Review Committee (DRC). The DRC shall review the application and prepare written comments for review with the Applicant.	
<b>Step 4. Development Review Committee Meeting - Preliminary Development Plan Review</b>	<b>Applicant &amp; Staff</b>
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments. Preliminary Development Plan Application approval shall authorize the Applicant to prepare a Final Development Plan Application for administrative review and approval.	
<b>Step 5. Application Check-In Meeting - Final Development Plan Submission</b>	<b>Applicant &amp; Staff</b>
The Applicant shall submit the completed Final Development Plan Application and required submittal materials during a mandatory Application Check-In Meeting where the UDO Administrator will review the submission for completeness.	
<b>Step 6. Review by UDO Administrator &amp; Development Review Committee</b>	<b>Staff</b>
If the UDO Administrator determines that the Final Development Plan application is complete, it shall be forwarded to the DRC. The DRC shall review the application and prepare written comments for review with the Applicant.	
<b>Step 7. Development Review Committee Meeting – Final Development Plan Review</b>	<b>Applicant &amp; Staff</b>
A public meeting shall be held with the Applicant to review the DRC Staff Report and discuss the application. The DRC shall review the Preliminary Development Plan Application for compliance with the criteria and provisions in the UDO. The Applicant will be directed to address comments, if any, and resubmit the application materials. If applicable, upon resubmittal, the application materials will be reviewed for compliance with the DRC Staff Report. The UDO Administrator may approve, approve with conditions, or deny the application based on whether or not the application is in compliance with the UDO and the DRC comments.	
<b>Step 8. Issue Final Development Permit</b>	<b>Staff</b>
If the application is in compliance with the UDO, DRC Staff Report, Preliminary Development Plan approval, and, if all comments are addressed, the UDO Administrator shall issue the Final Development Permit.	



## TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

In accordance with the Town of Bluffton Unified Development Ordinance (UDO), the following information shall be included as part of a Development Plan application submitted for review. Depending on the proposal, the amount and type of documentation will vary. This checklist is intended to assist in the provision of the minimum documentation necessary to demonstrate compliance with the UDO. Upon review of the submitted application by Town Staff, additional information may be required. The use of this checklist by Town Staff or the Applicant shall not constitute a waiver of any requirement contained in the UDO. Applicants are encouraged to work closely with Town Staff in preparing any application prior to submittal.

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
<b>General Information.</b>		
x	x	1. Name and address of property owner(s) and applicant.
x	x	2. If the applicant is not the property owner, a letter of agency from the property owner authorizing the applicant to act on behalf of the property owner.
x	x	3. A detailed narrative describing the existing site conditions and uses, proposed development, proposed uses and activities that will be conducted on the site, statement of conformance with the UDO, description of any energy conservation or green technologies proposed on the site, the maintenance responsibility of any common or public areas, and publically dedicated improvements to be completed.
x	x	4. A listing of any past development permit approval numbers associated with the site and existing conditions placed on the development property by the Town of Bluffton through past approvals including a detailed description of how the condition will be met.
x	x	5. An explanation of why any items on this checklist are not included with the application materials.
x	x	6. Project name and/or name of development.
x	x	7. All plans must include the following: name of county; municipality; project location; parcel identification number(s); date of original design; all dates of revisions; north arrow; graphic scale; and legend identifying all symbology.
x	x	8. Vicinity map.
x	x	9. Site data table to include; total acreage, pervious versus impervious cover, required and proposed open space calculations, number and area of proposed lots, residential density, number and area of each proposed structure, area of each use of the property and buildings, and required and proposed parking calculations.
x	x	10. Signature over seal of registered engineer or landscape architect licensed to practice in South Carolina.
x	x	11. Phasing plan if the development is proposed to be developed in phases.
	x	12. Letters of approval, including any applicable permits, from the following agencies (as necessary for the project): <ul style="list-style-type: none"> <li>a) United States Army Corp of Engineers;</li> <li>b) South Carolina Department of Health &amp; Environmental Control;</li> <li>c) South Carolina Department of Transportation;</li> <li>d) Beaufort County Engineering;</li> <li>e) Beaufort County EMS;</li> <li>f) Beaufort County School District;</li> <li>g) Bluffton Township Fire District;</li> <li>h) Beaufort Jasper Water Sewer Authority;</li> <li>i) Town of Bluffton;</li> <li>j) Electric Provider;</li> <li>k) Natural Gas provider; and</li> </ul>



## TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
		I) Cable, telephone, and data provider.
<b>Site and Existing Conditions Documentation.</b>		
x	x	1. Comprehensive color photograph documentation of site and existing conditions. If digital, images should be at a minimum of 300 dpi resolution.
x	x	2. Names of the owners of contiguous parcels and an indication of adjacent existing and proposed (if known) land uses and zoning.
x	x	3. Location of all property lines.
x	x	4. Location of municipal limits or county lines, zoning, overlay or special district boundaries, if they traverse the development property, form a part of the boundary of the development property, or are contiguous to such boundary.
x	x	5. Location of all existing access points and intersections along both sides of any frontage or access roadway(s) within a minimum of 1,000 feet of the site boundaries.
x	x	6. Location, dimensions, name, and descriptions of all existing or recorded roadways, alleys, reservations, railroads, easements, or other public rights-of-way on or within 200 feet of the development property.
x	x	7. Location, size, and type of all existing easements, rights-of-way, or utility infrastructure on or within a minimum of 200 feet of the development property.
x	x	8. Existing topography and land cover of project site and adjacent and nearby sites that are impacted. Contours shall be shown in intervals of 1 foot or less.
x	x	9. Location, dimensions, area, descriptions, and flow line of existing watercourses, drainage structures, ditches, one-hundred (100) year flood elevation, OCRM critical line, wetlands or riparian corridors top of bank locations, and protected lands on the development property.
x	x	10. Location of any existing buildings, structures, parking lots, impervious areas, public and private infrastructure, or other manmade objects located on the development property.
x	x	11. Boundary survey with bearings and distances of all property lines, tract/lot acreage, location of property markers, and seal of a Registered Land Surveyor, as well as a legal description of the property.
	x	12. Location of benchmarks/primary control points or descriptions and ties to such control points to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
	x	13. Existing deed covenants, conditions, and restrictions, including any requirements from a POA or ARB.
	x	14. Proposed deed covenants, conditions, and restrictions, including any design or architectural standards.
	x	15. Legal documents for proposed public dedications.
<b>Lot and Building Pattern.</b>		
x		1. Schematic layout and design indicating overall site configuration; roadway design, building location(s), building size(s); general setbacks, and building orientation(s).
	x	2. Detailed layout and design indicating site layout, building location(s), building type(s)/ use(s), building orientation(s), conceptual building elevations, and setbacks.
	x	3. If a PUD, subdivision, office complex, or shopping center, a Master Sign Plan providing unity in sign design and describing the location, types, materials, shapes, sizes, and compatibility with the architecture of the development.
<b>Parking.</b>		
x		1. General location and ingress/egress of parking areas on the site.
	x	2. Location, layout, number of spaces, bicycle parking, and ensuring design shows ADA accessibility compliance.
	x	3. Location of proposed ingress/egress, circulation, loading, parking and pedestrian circulation elements, and ensuring design shows ADA accessibility compliance.



## TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. A parking study documenting the reasons for any increase in the maximum amount of parking or a similar study documenting the ability of the site to accommodate a reduction of 20% or more to the maximum parking requirements.
	x	5. A parking study documenting the ability of a site(s) to accommodate a shared parking arrangement. A shared parking easement must also be provided.
	x	6. Detailed engineering information identifying the location of vehicular and bicycle parking facilities and the construction specifications, geometrics, arrangement, character, width, grade, circulation/maneuvering facilities and areas, landscape islands, loading areas, and including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
<b>Transportation Networks.</b>		
x		1. General layout of transportation networks including access to the site, internal roadways, and access to adjacent properties.
x	x	2. A map or sketch showing the general relationship of the development to the surrounding areas with existing and proposed access roadways referenced to the intersection of the nearest primary or secondary paved roadway.
	x	3. Existing and proposed non-motorized vehicle lanes, paths, sidewalks, and other facilities, including transit facilities, on and within 200 feet of the development property including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	4. Proposed roadway alignment plan showing right-of-way widths with specific reference to the roadway type and design assembly.
	x	5. Proposed access indicating any access management plans, connectivity, roadway extensions, proposed stub roads, dead-end roadways, and roadway names including detailed dimensions as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
	x	6. Emergency access provisions.
	x	7. A Traffic Assessment demonstrating adherence to MUTCD standards and/or other applicable requirements.
	x	8. A Traffic Impact Analysis (TIA), if warranted by the Traffic Assessment.
	x	9. Engineering plan of proposed traffic mitigation measures, including assessment of individual phase, or approved payments in-lieu of such that will be provided to the Town of Bluffton or applicable agency. Plan must ensure adequate transportation network is in place to support development at time of construction.
	x	10. Vehicular and pedestrian signage plan including crosswalk and pavement marking details.
	x	11. Shared access agreements.
	x	12. Detailed engineering information identifying the location, construction specifications, typical sections, geometrics, arrangement, character, width, and grade of existing and proposed roadways and non-motorized vehicle facilities including detailed dimensions and calculations as are necessary and appropriate to demonstrate compliance with all applicable standards and requirements.
<b>Natural Resources, Tree Conservation, Planting, and Landscaping.</b>		
x	x	1. Location of existing tree canopy coverage including table summarizing canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage.
x	x	2. Location and table summarizing trees listed on America's Historic Tree Register as maintained by American Forests.





# **TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST**

Attachment 1

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	<b>x</b>	3. Location of groups of trees that connect to other vegetated and/or treed areas on adjacent sites helping to create or extend a wildlife or natural corridor.
	<b>x</b>	4. Location and table summarizing trees that have a significant characteristic such as, but not limited to, allees and hedgerow trees, trees of unique character such as those with unique or unusual growth habitat, endangered species, or species rarely found in the area.
	<b>x</b>	5. Location and table summarizing trees designated as protected to be removed.
	<b>x</b>	6. The location and description of existing and proposed landscaping, screening, buffering, and tree preservation areas, including setbacks from natural resource areas.
	<b>x</b>	7. Graphic illustration of the existing tree canopy and mature tree canopy of the proposed tree plantings including a table summarizing the mature canopy of each tree species planted, canopy lot coverage area, lot area not covered by tree canopy, and tree canopy expressed as percentage of lot coverage (all calculations are excluding rooftop area).
	<b>x</b>	8. Detailed landscaping information containing the scientific and common names, quantity and size of each plant species to be planted, typical installation and maintenance drawings/notes, and location and description of Irrigation systems.
	<b>x</b>	9. Tree protection zones (TPZ) and tree protection fencing and signage locations and installation specifications.
	<b>x</b>	10. Habitat management plan.
	<b>x</b>	11. Proposed topographic features, including basic contours at one foot or less intervals.
	<b>x</b>	12. Bank stabilization and erosion control measures.
	<b>x</b>	13. If applicable, a Forest Management Plan.
<b>Open Space.</b>		
<b>x</b>	<b>x</b>	1. Proposed open space areas, habitat areas, types, and access trails both on and off-site.
	<b>x</b>	2. Proposed public lands and methods of dedication and access.
	<b>x</b>	3. Proposed ownership and method of transfer through deed restrictions, covenants, public dedication, or other method acceptable to the UDO Administrator.
	<b>x</b>	4. Proposed use for all portions of dedicated open space.
<b>Stormwater Management.</b>		
<b>x</b>	<b>x</b>	1. Acknowledgement of compliance with Bluffton Stormwater Design Manual.
<b>x</b>	<b>x</b>	2. Description of proposed methods and general layout of stormwater drainage.
<b>x</b>	<b>x</b>	3. Proposed drainage system layouts.
<b>x</b>	<b>x</b>	4. Proposed methods to remove pollutants.
<b>x</b>	<b>x</b>	5. Soil types and permeability characteristics from National Resource Conservation Service.
	<b>x</b>	6. Stormwater Drainage Plan with drainage easements.
	<b>x</b>	7. Location and area of proposed impervious coverage.
	<b>x</b>	8. Pre- and post-development runoff volumes, velocities, hydrographs, with Watershed Maps and Link Node Diagrams.
	<b>x</b>	9. Methods to record and report installation and maintenance activities.
	<b>x</b>	10. Stormwater quality monitoring program and pre-development pollutant loading calculations.
	<b>x</b>	11. Notarized Operation and Maintenance Agreement signed by responsible party.
<b>Utilities and Services.</b>		
<b>x</b>		1. Statement by the Applicant/ Engineer/ Design Professional confirming that they believe the site can be supplied with adequate utilities.
	<b>x</b>	2. Proposed water system layout, or individual well locations.
	<b>x</b>	3. Proposed sewer system layout, or individual septic tank locations.



# TOWN OF BLUFFTON DEVELOPMENT PLAN APPLICATION CHECKLIST

Prelim Plan	Final Plan	NOTE: Depending on the activities proposed, Development Plan documentation will vary. At minimum, each plan must contain the General Information and Site & Existing Conditions Documentation in addition to information required for the other specific activities listed below, as applicable. Please contact Town Staff for questions and additional information.
	x	4. Location of solid waste/trash disposal units/dumpsters.
	x	5. Location of proposed water, sewer, electric, telephone, cable, data, and gas service layouts, and proposed easements and connections.
	x	6. Location of proposed fire lane, hydrant location(s), FDC(s), and apparatus access to the site and building(s).
	x	7. Location of service and meter areas.
	x	8. Location of mail delivery boxes.
	x	9. Capacity and service studies and/or calculations.
	x	10. Detailed engineering information identifying the location, construction specifications, typical sections, service connections, meters, valves, manholes, inverts, transformers, service pedestals/boxes, and any other utility information.
<b>Lighting.</b>		
x		1. Narrative or plan notes describing the proposed exterior lighting scheme for the property.
	x	2. Location, specifications, and details for existing and proposed exterior site and building light fixtures including the total lumen output, type of lamp, method of shielding, pole and mounting height, and verification that there are no conflicts between lighting and landscaping.
	x	3. Photometric grid overlaid on the proposed site plan indicating the overall light intensity throughout the site (in footcandles) including existing and proposed lighting. Photometric calculations must consider all exterior lighting including building lighting.
	x	4. Notes describing lighting limitations, prohibitions, and methods of enforcement.

**SIGN AND RETURN THIS CHECKLIST WITH THE APPLICATION SUBMITTAL  
ALL SUBMITTALS MUST BE COLLATED AND FOLDED TO 8-1/2" X 11"**

By signature below I certify that I have reviewed and provided the minimum submittal requirements listed above, including any additional items requested by the Town of Bluffton Staff. Any items not provided have been listed in the project narrative with an explanation as to why the required submittal item has not been provided or is not applicable. Further, I understand that failure to provide a complete, quality application or erroneous information may result in the delay of processing my application(s).

*John P. Reed*  
Signature of Property Owner or Authorized Agent

8/31/2020  
Date

John P. Reed  
Printed Name



## CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

**Project:** **Proposed Multifamily Development – Parcel 10B Buckwalter**  
 Town of Bluffton, SC  
 Coordinates: [32°16'04.7"N 80°55'38.9"W](#)

**Date:** September 28, 2020

**Applicant:** **SC Bodner Company, Inc.**  
 Primary Contact: Mike Klein  
 9075 N. Meridian Street, Ste 250  
 Indianapolis, IN 46260  
 E: [mike.klein@scbodner.com](mailto:mike.klein@scbodner.com)  
 P: (317) 536-2000 x113

**Agent:** **Ward Edwards, Inc.**  
 Primary Contact: Willy Powell  
 P.O. Box 381  
 Bluffton, SC 29910  
 E: [wpowell@wardedwards.com](mailto:wpowell@wardedwards.com)  
 P: (843) 837-5250

**Parcel:** R610 029 000 0789 0000  
 45.1 acres (24.1 acres upland, 21.0 acres wetland)

**Zoning:** Buckwalter PUD

**Approved Master Plan:** Initial Master Plan for Parcels 10A & 10B

**Proposed Use:** 280 multifamily units in 10 three-story bldgs & 2 two-story/three-story bldgs  
 Six (6) one-story garages  
 One (1) one-story clubhouse  
 One (1) one-story maintenance building

### **Existing Conditions**

The project site is currently wooded and surrounded by wetlands and buffers protected by a declaration of restrictive covenants. According to historical aerial photos, it appears the property was logged between 2008 and 2011; therefore, upland tree coverage is predominately small-diameter pines and gums.

### **Flood Zone**

According to the recorded boundary survey (Bk. 109, Pg. 194) the property lies in FEMA flood Zone C which is outside the 100-year flood hazard area.

### **Wetlands**

Based upon records provided by the seller, the isolated 0.39-acre isolated wetland in the center of the property was approved by USACE for fill in Permit #2003-1G-06 dated April 21, 2020 and expiring on June 30, 2024. Two wetland road crossings in the northeast quadrant of the property were also approved. The

surrounding wetlands and platted buffers were placed under a declaration of restrictive covenants as part of the compensatory mitigation for Permit #2003-1G-066; therefore, they must remain undisturbed with exception of allowable activities specifically listed in the covenants. Allowable activities include “removal or trimming of vegetation hazardous to person or property,” “construction and maintenance of pedestrian paths and/or boardwalks up to four feet in width,” “installation and maintenance of necessary utilities in designated upland buffers,” “utility construction in wetland mitigation areas,” and “construction of ditches, swales, and outfalls in upland buffer areas.”

### **Proposed Site Development**

The subject property will include ten three-story residential buildings, two hybrid three-story/two-story residential buildings, six one-story garage buildings, one maintenance building, and a 6,500 square foot clubhouse/leasing center. This multifamily rental community will offer one, two and three bedroom apartment units with exceptional service and within walking distance to shopping, dining and entertainment.

Community amenities will include pedestrian connectivity to Buckwalter Place, swimming pool, 24-hour athletic club, business center, coffee bar, outdoor kitchen and grilling area, pickle ball courts, fire pit, dog park, relaxation and social outdoor space. Interior unit amenities include private screened-in porches and patios, quartz/granite countertops, plank flooring throughout, subway tile backsplash, stainless steel appliances, ceiling fans.

The project is anticipated to begin construction in the third quarter of 2021, with the first units delivered in 12 months and project completion in 20 months.

### **Zoning**

The property is zoned Buckwalter PUD and an initial master plan was previously approved by Town of Bluffton for Parcels 10A and 10B. In a July 23, 2020 pre-application meeting, Town staff confirmed the prior initial master plan not require amendment. Buckwalter PUD allows multifamily density up to 16 density units per acre for a project with a three-story component. The proposed project is 6.2 units per total acre and 11.6 units per upland acre.

### **Tree Removal**

The site was logged sometime between 2008 and 2011 according to aerial photography. The preliminary site plan illustrates anticipated tree removal. Over 95% of trees to be removed are less than 16-inches in diameter. 80% of trees to be removed are gums and pines with average diameter of 9.5 inches. A spreadsheet listing preliminary tree removal is provided in this submittal package. Only one hardwood exceeding 20 inches in diameter is proposed for removal at this time.

### **Access**

The project will include two points of vehicular and pedestrian access:

1. **Main entrance at Bluffton Parkway:** According to the Bluffton Parkway Access Management plan, and confirmed by the Town in the July 23, 2020 pre-application meeting, Parcel 10B is allowed a full signalized access at Bluffton Parkway. The intersection will be constructed with future signalization in mind; however, signalization may not occur until Beaufort County warrant thresholds are met. Right- and left-turn lanes will be constructed along Bluffton Parkway along with a full-access median

crossover. A sidewalk will be constructed to provide pedestrian connectivity from Parcel 10B to the multiuse pathway on Bluffton Parkway.

2. Secondary entrance at Mystic Bluff: According to the approved Initial Master Plan for Parcels 10A and 10B, secondary access to Mystic Bluff must be provided. This access with accompanying sidewalks allows for pedestrian connectivity to Buckwalter Place.

A traffic impact analysis will be submitted to Town of Bluffton and Beaufort County staff for review and approval.

### **Parking**

The Buckwalter PUD requires 2.25 spaces per multi-family unit. The applicant requests a variance to reduce the requirement to 1.75 spaces per unit based on provided historical data. Mystic Bluff requested and a received a similar variance for the adjacent apartment development. A separate "Parking Reduction Request" document with included historical data is included with this submittal. It is our understanding this review can be approved on a staff level.

### **Fire Protection**

26-foot drive aisle are provided alongside all three-story buildings to allow for Bluffton Fire District aerial apparatus. A 22-foot paved width has been deemed acceptable by the Fire Marshal for the wetland pinch point along the entrance road, which is not located adjacent to any structures. All turning radii and fire lane widths are designed to be consistent with Bluffton Fire District requirements and will be reviewed by the Fire Marshal.

March 20, 2020 flow test information was obtained from BJWSA for the nearest fire hydrant located at the northwest corner of Mystic Bluff Apartments (Hydrant BL4022). The test indicates static pressure of 56 psi and flow of 2,755 GPM at 20 psi. Although the water distribution system has not yet been sized or analyzed, it is reasonable to expect lower flow and pressure results at the south end of Parcel 10B because of increased demand and distance from the pressure source.

### **Utilities**

According to GIS and record drawings provided by Beaufort-Jasper Water & Sewer Authority (BJWSA), a 10-inch water main and 8-inch gravity sewer main were extended to the northeast corner of the property by the developer of Mystic Bluff Apartments. The primary point of connection for water service will be from Mystic Bluff. BJWSA may require extension of the water main to Bluffton Parkway for connection to a future water main there. Connection to the nearby 8-inch water main on Woods Bay Road in the Parkside subdivision is an option if needed for flow and pressure improvement.

The existing gravity sewer manhole extended from Mystic Bluff has an invert elevation of 7.3' and manhole rim of 19.8' (depth=12.5'). As such, the existing gravity sewer system has adequate depth for extension to the Parcel 10B buildings as long as they are constructed with a lowest floor elevation of  $\pm 19.0'$ .

### **Stormwater Management**

The stormwater management system will be designed to collect runoff from developed areas and route through a series of water quality and peak rate control devices such as wet ponds, bio-swales, vegetated channels, filter devices, and skimmers. Although not yet detailed in the preliminary site plan, the final plans



---

## CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTING

---

will include grading and drainage design information accompanied by calculations demonstrating state and local requirements have been met.

### **Phasing**

As discussed in the pre-application meeting, the project will be constructed and closed-out in phases. A phasing plan will be submitted to the Town with the Final DRC application. Each phase will provide the access, parking, and stormwater infrastructure needed to independently accommodate the number of units constructed. It is our understanding only one site development is required if it is accompanied by an approved phasing plan.





P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910  
PH (843) 837-5250 / FAX (843) 837-2558  
WWW.WARDEDWARDS.COM

## VICINITY MAP

HAMPTON LAKE 10B

LOCATION: BLUFFTON, SC

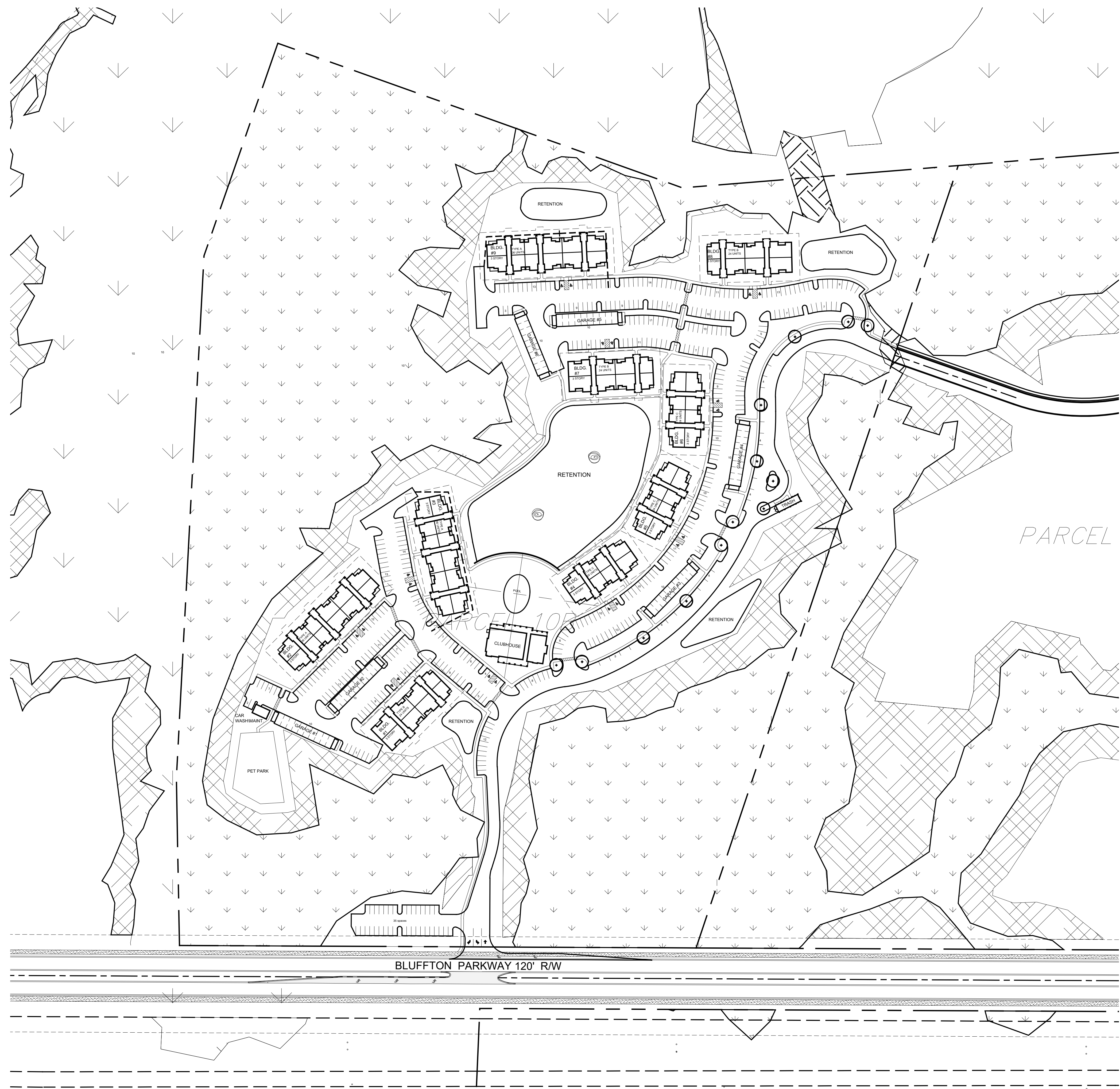
DATE: 07/22/2020

PROJECT #: 190287

SCALE: 1"=500'



# Attachment 3



BUILDING UNIT MIX						
BUILDING #	BUILDING TYPE	NUMBER OF STORIES	1 BR DECK	2 BR DECK	3 BR DECK	TOTAL
BLDG. #1	B	3	6	12	6	24
BLDG. #2	A	3	12	24		36
BLDG. #3	A	3	12	24		36
BLDG. #4	C	3	12	12		24
BLDG. #5	C	3	12	12		24
BLDG. #6	C	3	12	12		24
BLDG. #7	B	3	6	12	6	24
BLDG. #8	B	3	6	12	6	24
BLDG. #9	A	3	12	24		36
TOTAL			90	144	18	252

**PARKING NOTES:**  
252 UNITS X 2.25 SPACES PER UNIT = 567 SPACES  
568 TOTAL SPACES PROVIDED (INCLUDING GARAGE SPACES)

[illegible]

Job Number: 20-16

File Reference:

Scale: 1" = 100'-0"

CORP. SEAL

SEAL

**BLUFFTON**  
**APARTMENTS**

BLUFFTON, SOUTH CAROLINA

**PARKS-PLAYER  
ARCHITECTURE  
& PLANNING, LLC**

315 EAST BROAD STREET  
GREENVILLE, SC. 29601  
(864) 382-5000

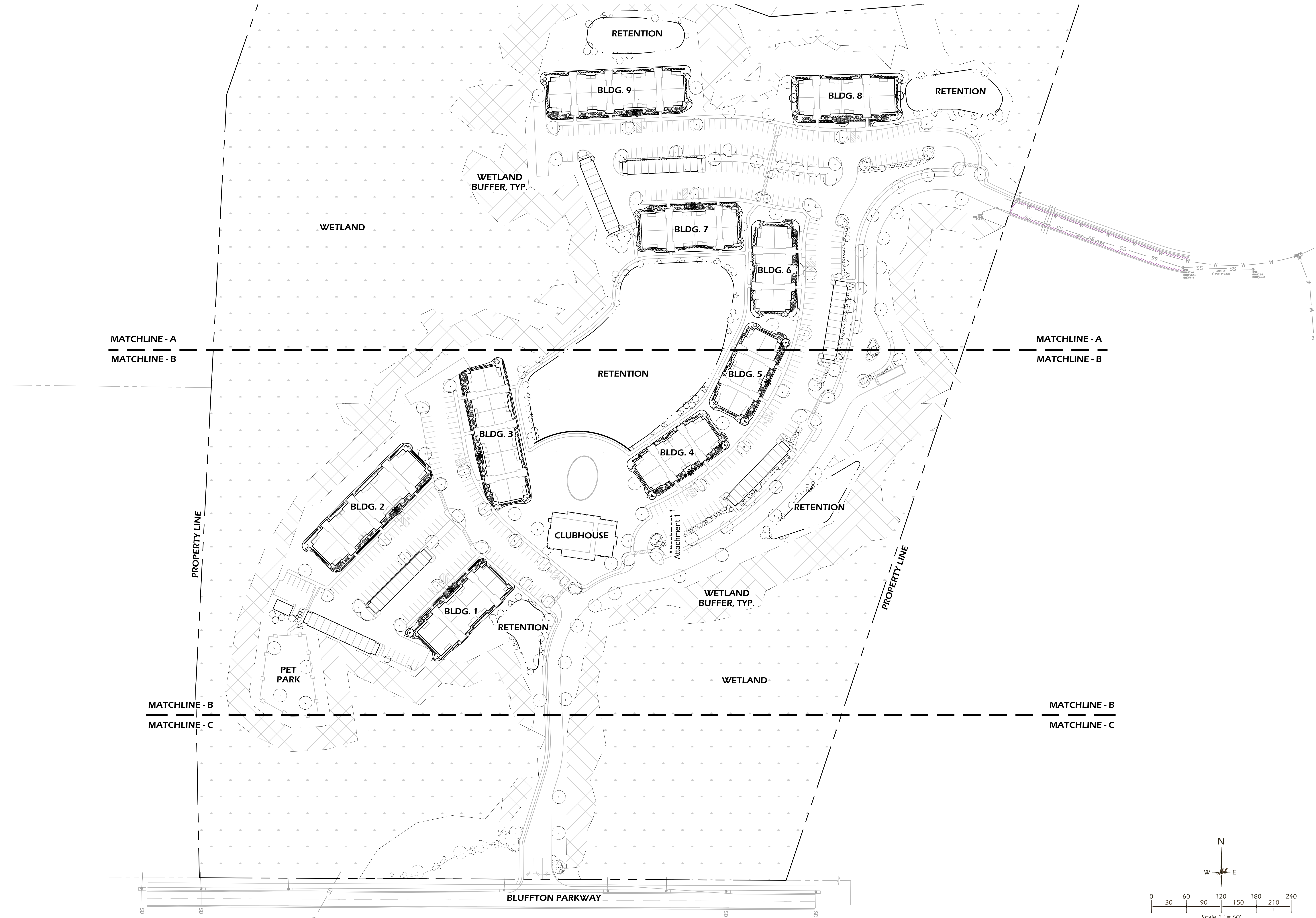
ARCHITECTURAL  
SITE PLAN

Sheet Number:

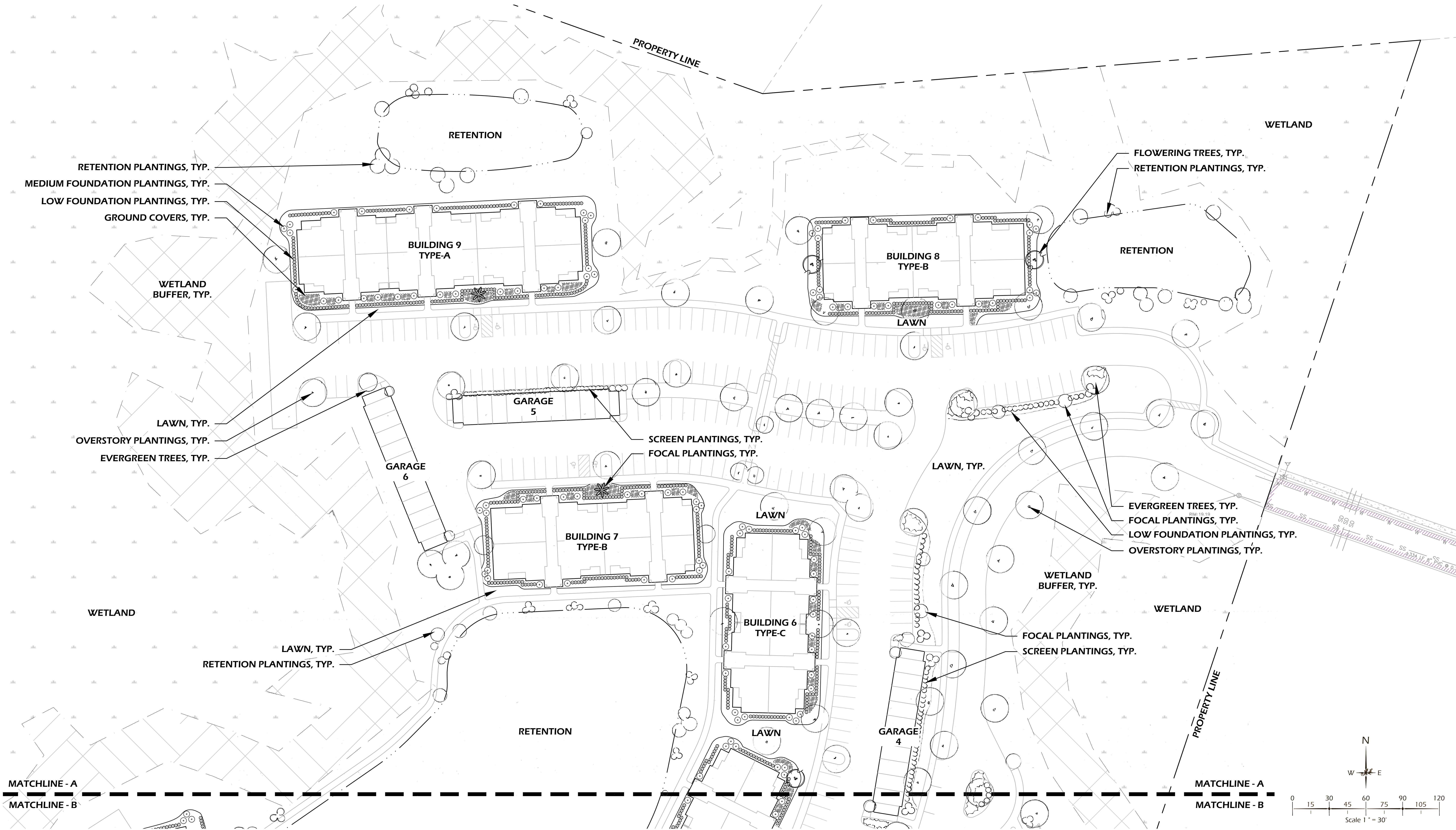
SL-1.0



PRELIMINARY PLANTING PLAN

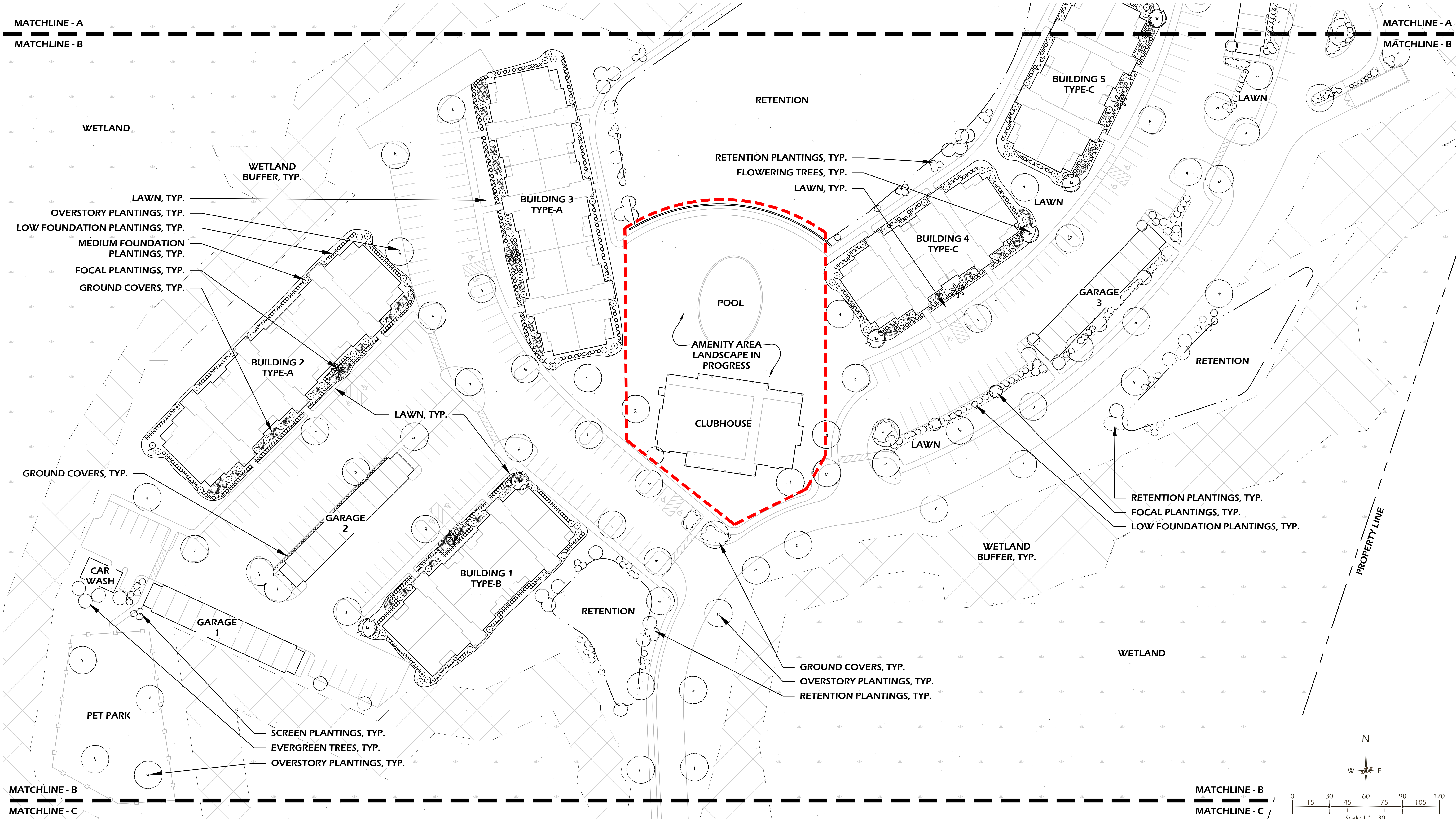






- |  |  |   |  |   |   |  |  |  |  |
|--|--|---|--|---|---|--|--|--|--|
| <b>OVERSTORY PLANTINGS</b> <ul style="list-style-type: none"><li>• LIVE OAK</li><li>• SHUMARD OAK</li><li>• BLACK GUM</li><li>• ELM</li><li>• CHINESE PISTACHE</li></ul> | <b>EVERGREEN TREES</b> <ul style="list-style-type: none"><li>• MAGNOLIA</li><li>• PINE</li><li>• EASTERN RED CEDAR</li><li>• LARGE HOLLY</li></ul> | <b>FOCAL PLANTINGS</b> <ul style="list-style-type: none"><li>• PALMS</li><li>• CRAPE MYRTLE</li><li>• MAGNOLIA</li><li>• LOQUAT</li></ul> | <b>FLOWERING TREES</b> <ul style="list-style-type: none"><li>• CRAPE MYRTLE</li><li>• FRINGE TREE</li><li>• REDBUD</li></ul> | <b>SCREEN PLANTINGS</b> <ul style="list-style-type: none"><li>• WAX MYRTLE</li><li>• HOLLY</li><li>• VIBURNUM</li><li>• PODOCARPUS</li><li>• FRAGRANT TEA OLIVE</li></ul> | <b>MEDIUM FOUNDATION PLANTINGS</b> <ul style="list-style-type: none"><li>• LOROPETALUM</li><li>• VIBURNUM</li><li>• ANISE</li></ul> | <b>LOW FOUNDATION PLANTINGS</b> <ul style="list-style-type: none"><li>• DWARF YAUPON HOLLY</li><li>• DWARF PODOCARPUS</li><li>• DISTYLUM</li><li>• BOXWOOD</li></ul> | <b>GROUND COVERS</b> <ul style="list-style-type: none"><li>• MUHLY GRASS</li><li>• DWARF MISCANTHUS</li><li>• FERNS</li><li>• VARIEGATED FLAX LILY</li><li>• AFRICAN IRIS</li><li>• LANTANA</li><li>• LIRIOPE</li><li>• MEXICAN SAGE</li><li>• ASIATIC JASMINE</li><li>• CONFEDERATE JASMINE</li></ul> | <b>RETENTION PLANTINGS</b> <ul style="list-style-type: none"><li>• BALD CYPRESS</li><li>• DAHOON HOLLY</li><li>• WAX MYRTLE</li><li>• CORD GRASS</li><li>• WETLAND SEED MIX</li><li>• NATIVE GRASSES</li></ul> | <b>BUFFER ENHANCEMENT PLANTINGS</b> <ul style="list-style-type: none"><li>• LIVE OAK</li><li>• TULIP POPLAR</li><li>• MAGNOLIA</li><li>• FRINGE TREE</li><li>• REDBUD</li><li>• AZALEA</li><li>• VIBURNUM</li><li>• ANISE</li><li>• MUHLY GRASS</li><li>• CORD GRASS</li></ul> |
|--|--|---|--|---|---|--|--|--|--|





- OVERSTORY PLANTINGS**
- LIVE OAK
  - SHUMARD OAK
  - BLACK GUM
  - ELM
  - CHINESE PISTACHE

- EVERGREEN TREES**
- MAGNOLIA
  - PINE
  - EASTERN RED CEDAR
  - LARGE HOLLY

- FOCAL PLANTINGS**
- PALMS
  - CRAPE MYRTLE
  - MAGNOLIA
  - LOQUAT

- FLOWERING TREES**
- CRAPE MYRTLE
  - FRINGE TREE
  - REDBUD

- SCREEN PLANTINGS**
- WAX MYRTLE
  - HOLLY
  - VIBURNUM
  - PODOCARPUS
  - FRAGRANT TEA OLIVE

- MEDIUM FOUNDATION PLANTINGS**
- LOROPETALUM
  - VIBURNUM
  - ANISE

- LOW FOUNDATION PLANTINGS**
- DWARF YAUPON HOLLY
  - DWARF PODOCARPUS
  - DISTYLUM
  - BOXWOOD

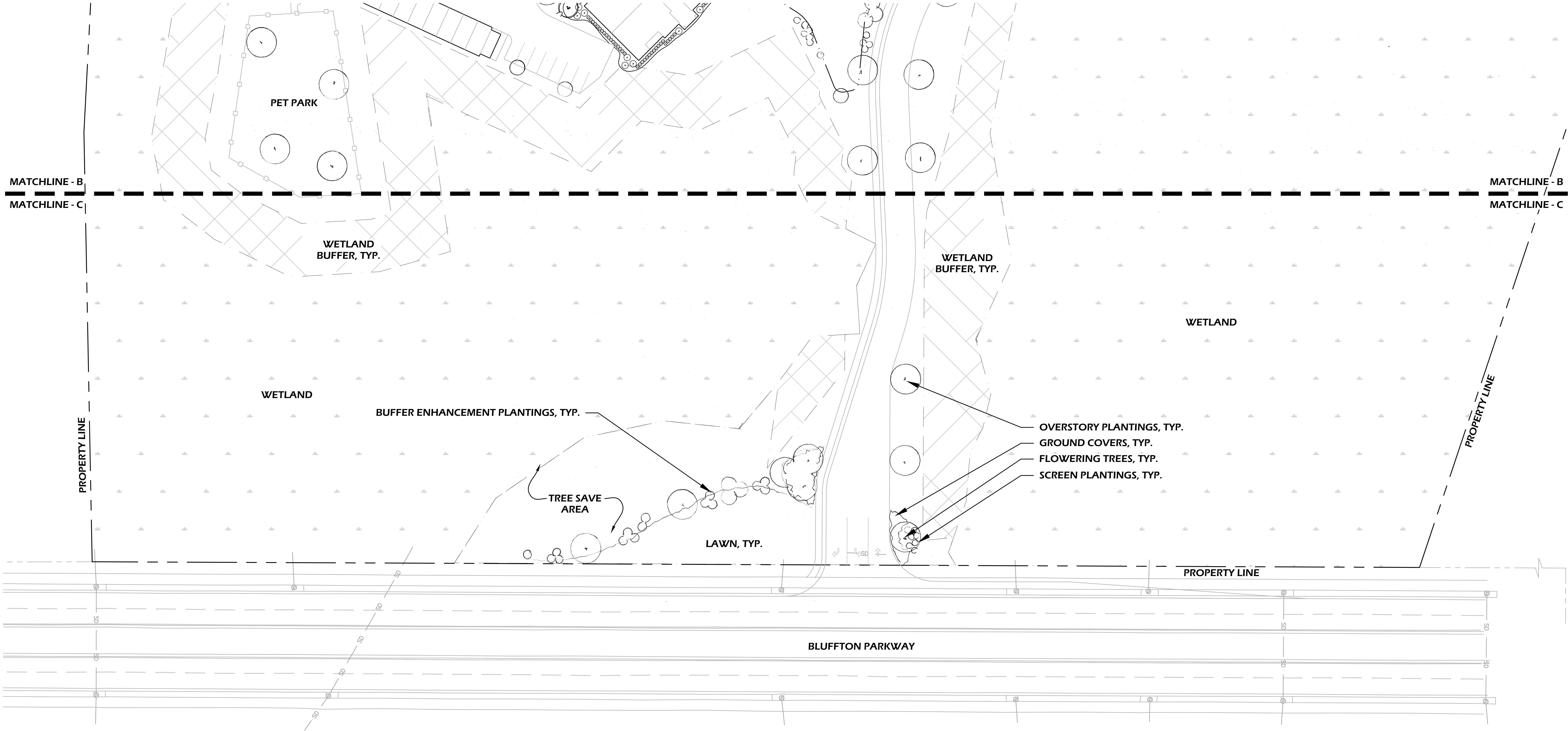
- GROUND COVERS**
- MUHLY GRASS
  - DWARF MISCANTHUS
  - FERNS
  - VARIEGATED FLAX LILY
  - AFRICAN IRIS
  - LANTANA
  - LIRIOPE
  - MEXICAN SAGE
  - ASIATIC JASMINE
  - CONFEDERATE JASMINE

- RETENTION PLANTINGS**
- BALD CYPRESS
  - DAHOON HOLLY
  - WAX MYRTLE
  - CORD GRASS
  - WETLAND SEED MIX
  - NATIVE GRASSES

- BUFFER ENHANCEMENT PLANTINGS**
- LIVE OAK
  - TULIP POPLAR
  - MAGNOLIA
  - FRINGE TREE
  - REDBUD
  - AZALEA
  - VIBURNUM
  - ANISE
  - MUHLY GRASS
  - CORD GRASS



PRELIMINARY PLANTING PLAN



- OVERSTORY PLANTINGS**
- LIVE OAK
  - SHUMARD OAK
  - BLACK GUM
  - ELM
  - CHINESE PISTACHE

- EVERGREEN TREES**
- MAGNOLIA
  - PINE
  - EASTERN RED CEDAR
  - LARGE HOLLY

- FOCAL PLANTINGS**
- PALMS
  - CRAPE MYRTLE
  - MAGNOLIA
  - LOQUAT

- FLOWERING TREES**
- CRAPE MYRTLE
  - FRINGE TREE
  - REDBUD

- SCREEN PLANTINGS**
- WAX MYRTLE
  - HOLLY
  - VIBURNUM
  - PODOCARPUS
  - FRAGRANT TEA OLIVE

- MEDIUM FOUNDATION PLANTINGS**
- LOROPETALUM
  - VIBURNUM
  - ANISE

- LOW FOUNDATION PLANTINGS**
- DWARF YAUPON HOLLY
  - DWARF PODOCARPUS
  - DISTYLUM
  - BOXWOOD


- GROUND COVERS**
- MUHLY GRASS
  - DWARF MISCANTHUS
  - FERNS
  - VARIEGATED FLAX LILY
  - AFRICAN IRIS
  - LANTANA
  - LIRIOPE
  - MEXICAN SAGE
  - ASIATIC JASMINE
  - CONFEDERATE JASMINE

- RETENTION PLANTINGS**
- BALD CYPRESS
  - DAHOON HOLLY
  - WAX MYRTLE
  - CORD GRASS
  - WETLAND SEED MIX
  - NATIVE GRASSES

- BUFFER ENHANCEMENT PLANTINGS**
- LIVE OAK
  - TULIP POPLAR
  - MAGNOLIA
  - FRINGE TREE
  - REDBUD
  - AZALEA
  - VIBURNUM
  - ANISE
  - MUHLY GRASS
  - CORD GRASS



NAME: X:\MAP21\20090041-2.DWG

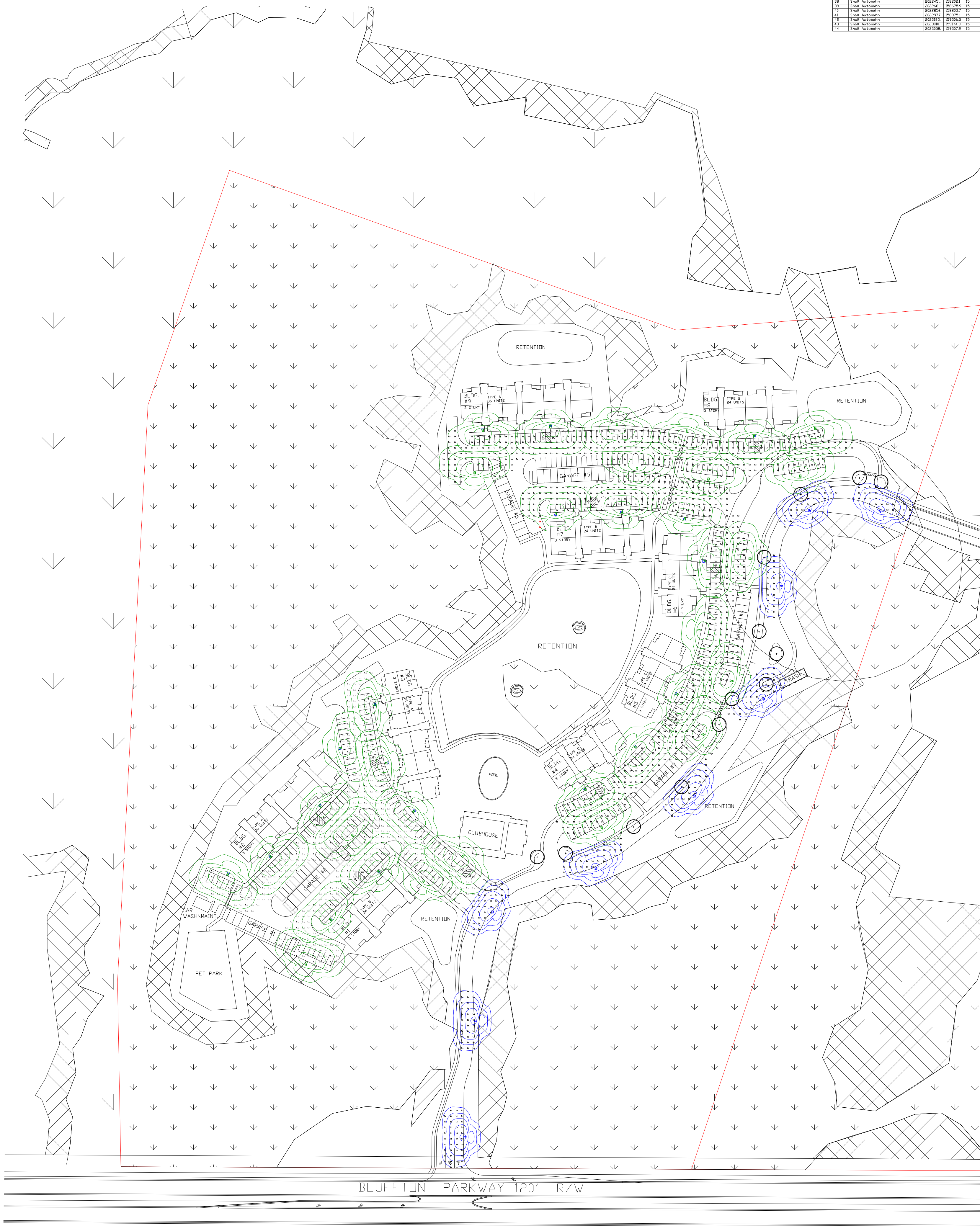
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	CUF	Description
	35	Small Automobile	SINGLE	6720	0.728	15000 LED LN 19 POLE, 15' MOUNTING HEIGHT
	35	Large Automobile	SINGLE	6720	0.728	25000 LED LN 25 POLE, 20' MOUNTING HEIGHT

Calculation Summary						
Category	Quantity	Units	Avg	Max	Min	Avg/Min
Planning_1	1	luminaire	0.92	3.6	0.1	9.25
Planning_2	1	luminaire	0.88	2.6	0.3	N/A
Planning_3	1	luminaire	0.95	3.0	0.2	4.75

Object Summary
Label
Shield 1
Shield 10
Shield 11
Shield 12
Shield 13
Shield 14
Shield 15
Shield 16
Shield 17
Shield 18
Shield 19
Shield 2
Shield 3
Shield 4
Shield 5
Shield 6
Shield 7
Shield 8
Shield 9

Largest Auction Summary					
Auction Index	Auction Name	X	Y	Start Price	End Price
1	Large Auction	203398	198661	244	95
2	Large Auction	203398	198661	244	95
3	Large Auction	203398	198661	244	95
4	Large Auction	203398	198661	244	95
5	Large Auction	203398	198661	244	95
6	Large Auction	203398	198661	244	95
7	Large Auction	203398	198661	244	95
8	Large Auction	203398	198661	244	95
9	Large Auction	203398	198661	244	95
10	Large Auction	203398	198661	244	95
11	Large Auction	203398	198661	244	95
12	Large Auction	203398	198661	244	95
13	Large Auction	203398	198661	244	95
14	Large Auction	203398	198661	244	95
15	Large Auction	203398	198661	244	95
16	Large Auction	203398	198661	244	95
17	Large Auction	203398	198661	244	95
18	Large Auction	203398	198661	244	95
19	Large Auction	203398	198661	244	95
20	Large Auction	203398	198661	244	95
21	Large Auction	203398	198661	244	95
22	Large Auction	203398	198661	244	95
23	Large Auction	203398	198661	244	95
24	Large Auction	203398	198661	244	95
25	Large Auction	203398	198661	244	95
26	Large Auction	203398	198661	244	95
27	Large Auction	203398	198661	244	95
28	Large Auction	203398	198661	244	95
29	Large Auction	203398	198661	244	95
30	Large Auction	203398	198661	244	95
31	Large Auction	203398	198661	244	95
32	Large Auction	203398	198661	244	95
33	Large Auction	203398	198661	244	95
34	Large Auction	203398	198661	244	95
35	Large Auction	203398	198661	244	95
36	Large Auction	203398	198661	244	95
37	Large Auction	203398	198661	244	95
38	Large Auction	203398	198661	244	95
39	Large Auction	203398	198661	244	95
40	Large Auction	203398	198661	244	95
41	Large Auction	203398	198661	244	95
42	Large Auction	203398	198661	244	95
43	Large Auction	203398	198661	244	95
44	Large Auction	203398	198661	244	95
45	Large Auction	203398	198661	244	95
46	Large Auction	203398	198661	244	95
47	Large Auction	203398	198661	244	95
48	Large Auction	203398	198661	244	95
49	Large Auction	203398	198661	244	95
50	Large Auction	203398	198661	244	95

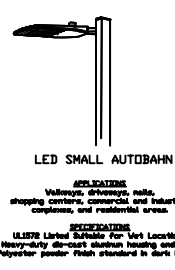
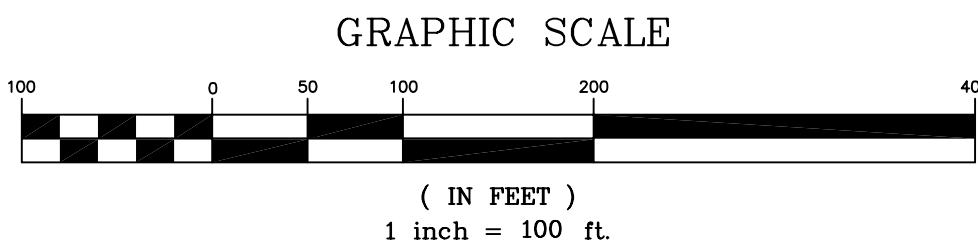


NOTES

1. P.E.C. ONLY PROVIDES LIGHTING DESIGNS AS REQUESTED BY THE CUSTOMER OR AS REQUESTED BY LOCAL GOVERNING AGENCIES.
2. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO ENSURE THAT ALL LIGHT FIXTURES, LIGHT TYPE, POLE TYPE AND MOUNTING HEIGHT ARE IN COMPLIANCE WITH ALL GOVERNING AGENCY REQUIREMENTS AND/OR RECOMMENDATIONS.
3. ANY OBSTRUCTIONS, OR THE INTRODUCTION OF, WITHIN THE LIGHTED SPACE MAY PRODUCE RESULTS THAT ARE DIFFERENT FROM THE PREDICTED VALUES.
4. THE EXACT LOCATION OF THE LIGHT POLES WILL BE VERIFIED THROUGH SPACE AND PHOTO SURVEYING. THE CUSTOMER MUST WEAR REPRESENTATIVE AND PAQUETTO ELECTRIC REPRESENTATIVE PRIOR TO CONSTRUCTION.

THESE PLANS ARE FOR THE APPROVAL AND CONSTRUCTION OF PAQUETTO ELECTRIC COOPERATIVE, INC. OUTDOOR LIGHTS ONLY.

COPYRIGHT © PAQUETTO ELECTRIC COOPERATIVE, INC. 2007. ALL RIGHTS RESERVED. THESE PAGES ARE PROTECTED BY UNITED STATES AND INTERNATIONAL LAWS. UNAUTHORIZED COPYING, REPRODUCTION, ALTERATION OR USE BY ANY MEANS IS STRICTLY PROHIBITED.



LIGHTING PROPOSAL FOR  
BUCKWALTER MULTIFAMILY  
BLUFFTON PARKWAY  
TOWN OF BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

DESIGNED BY:	TB
CHECKED BY:	TB
DRAWN BY:	RBT
DATE:	1/6/21
SCALE:	1" = 100'
PROJECT NO.:	200904L-2
MAP NO:	00000000
SHEET NO.	1
OF	1

REMARKS:



PALMETTO ELECTRIC COOPERATIVE, INC.

1 COOPERATIVE WAY  
HARDEEVILLE, SOUTH CAROLINA 29927  
(843) 208-5551 / FAX (843) 208-5532







C



Sheet Number:  
**A-7.00**





NORTHEAST PORTION OF  
PARCEL 10B VIEWED FROM  
MYSTIC BLUFF CONNECTION  
POINT

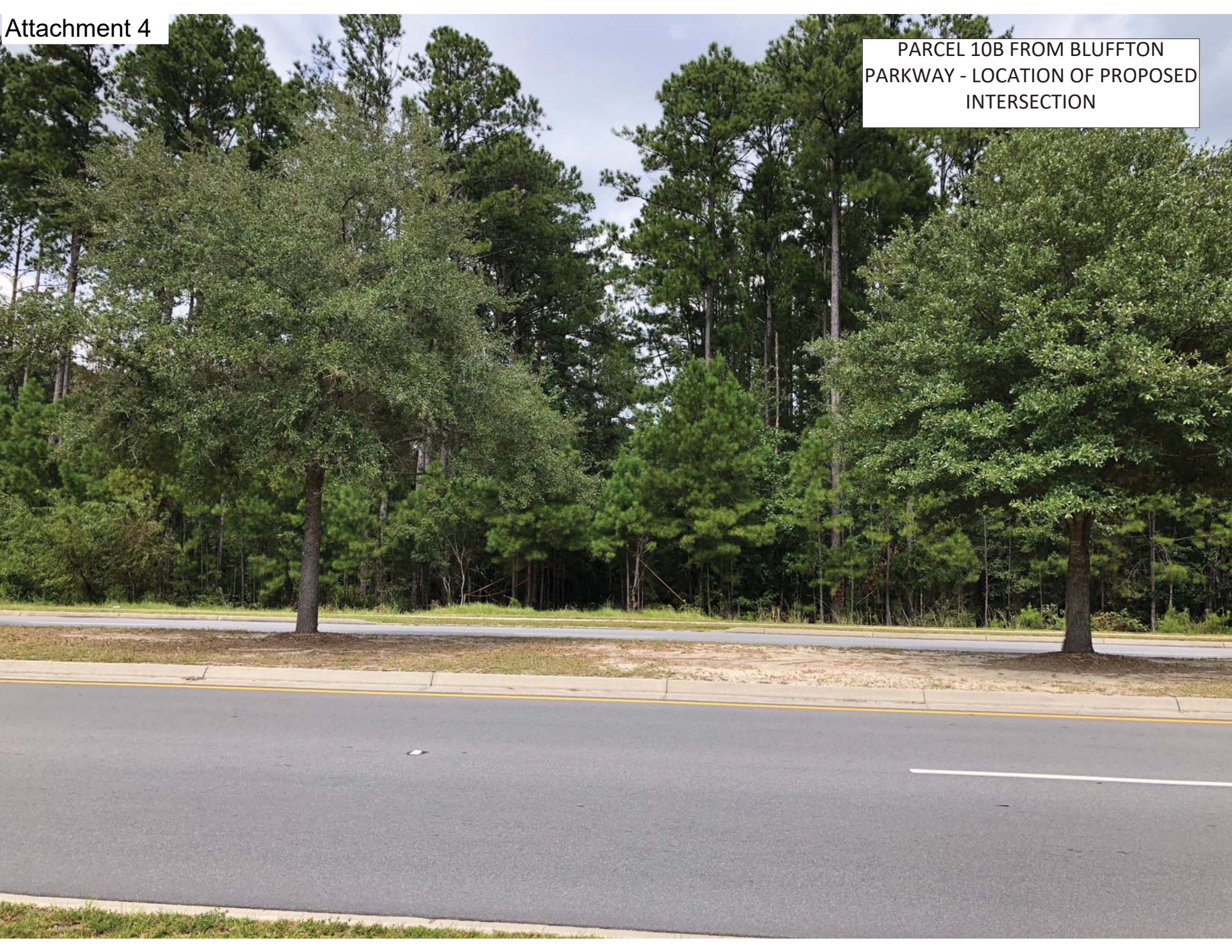


EXISTING DIRT ROAD  
ENTERING PARCEL 10B FROM  
BLUFFTON PARKWAY





PARCEL 10B FROM BLUFFTON  
PARKWAY - LOCATION OF PROPOSED  
INTERSECTION





PROPERTY ON OPPOSITE SIDE  
OF BLUFFTON PARKWAY  
FROM PARCEL 10B-LOCATION  
OF PROPOSED INTERSECTION





PARCEL 10B ON RIGHT SIDE  
OF BLUFFTON PARKWAY







## PLAN REVIEW COMMENTS FOR DP-10-20-014645

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

**Plan Type:** Development Plan **Apply Date:** 10/06/2020  
**Plan Status:** Active **Plan Address:**  
**Case Manager:** William Howard **Plan PIN #:** R610 029 000 0789 0000  
**Plan Description:** 280 multifamily residential units and amenity center on Buckwalter Parcel 10B

### Technical Review

**Submission #: 1** Recieved: 10/06/2020 Completed: 10/30/2020

Reviewing Dept.	Complete Date	Reviewer	Status
Planning Review - SR	10/30/2020	Alan Seifert	Revisions Required

#### Comments:

- Save additional trees, preferable healthy hardwoods where possible. Though few significant trees exist on site, design emphasis should be shifted to preserving other species present. (Buckwalter PUD – Section 5.2.7.4)
  - A redesign is necessary, and consideration should be given to the location of each building structure, storm water pond, parking, and roadways.
  - Adjust pond on the NE to save the 15' and 28' Live Oaks.
- Show tree protection fencing around trees proposed to be saved inside of the limits of disturbance. (Buckwalter PUD – Section 5.2.7.7)
- According to the Parcel 10-A/10-B Master Plan, the Western access onto Bluffton Parkway is a full access, future signalized, intersection. This access is anticipated to be the primary means of ingress/egress into Parcels 10B and 10A from the Bluffton Parkway. Parcels 10A and 10B will be connected internally by an east/west route, depicted by the arrows on the master plan.
  - As such, indicate an open access to Parcel 10-A to the east.
  - With Parcel 10-B providing primary access to the Bluffton Parkway for Parcel 10-A, the site should be redesigned to reduce the number of conflict points due to rear facing vehicles. As currently designed, the layout is reminiscent of a long linear parking lot.
- Roadways internal of the site connecting residential areas to commercial and residential areas should be provided. These connections should accommodate both vehicular and non-vehicular flow by providing bike and/or pedestrian facilities and multi-use paths. (Buckwalter PUD)
  - As such, provide a pedestrian and/or bike connection to that of Parcel 10-A of an equivalent width as currently existing on Parcel 10-A.

Transportation Department Review	10/30/2020	William Howard	Revisions Required
----------------------------------	------------	----------------	--------------------

#### Comments:

- Per the meeting conducted Oct. 26, 2020, the overall site plan lacks creativity. Revise the site plan to:
  - eliminate the long vehicular runs with parking
  - improve pedestrian connectivity and circulation
  - provide consideration of existing trees in site planning - clear-cutting as proposed is not allowed.
- The re-submittal of the site design will require a full review of the DRC for approval.

Beaufort Jasper Water and Sewer Review	10/30/2020	James Clardy	Approved with Conditions
--	------------	--------------	--------------------------

#### Comments:

- Pending submittal and review by the DRP

Fire Department Review	10/30/2020	Dan Wiltse	Approved with Conditions
------------------------	------------	------------	--------------------------

#### Comments:

1. For Final Development Plan provide locations of proposed water lines, fire hydrants, PIVs and fire department connection locations.
2. For all proposed fire hydrants, provide projected fire flows.
3. Aerial fire apparatus access will need to be provided in accordance with Appendix D of the South Carolina Fire Code.
4. Provide a fire truck turning radius example using the Fire District's aerial device specifications. If those specifications are needed, they can be provided.
5. Clear level space of at least 15 feet shall be provided around the building for ground ladder placement.

Planning Commission Review

10/30/2020

William Howard

Approved with Conditions

**Comments:**

1. Confirm the assignment of development rights to allow development as proposed.
2. Following approval of the DRC, the Preliminary Development Plan will be presented to the Planning Commission for approval.

Watershed Management Review  
DRC

10/30/2020

William Baugher

Approved with Conditions

**Comments:**

1. This project requires conditional Stormwater Permit approval prior to Final Development Plan Approval. Provide a Stormwater Management Plan that meets all the requirements of the Unified Development Ordinance and Stormwater Design Manual (SWDM). (SWDM 1.1.1)
2. At the time of Stormwater Plan Review application, provide a site design and calculations showing compliance with the Water Quality Requirement of Section 5.10.3.C of the Unified Development Ordinance (UDO).
3. At the time of Stormwater Plan Review application, provide a site design containing at a minimum one vegetative BMP and one filter or infiltration-based BMP in series. Projects shall be designed to include a minimum of three BMPs in the overall site plan to meet the requirements set forth in Section 5.10 of the Unified Development Ordinance. (SWDM 7.0)
4. At the time of Stormwater Plan Review application, provide documentation that sets forth ownership and maintenance for infrastructure improvements, amenities, and open space. Notification for Stormwater Best Management Practices Annual Maintenance Inspection and Report per Town of Bluffton Unified Development Ordinance Article 5.10.4
5. For permit application documents uploading of a Stormwater Permit Application Check-in go to <https://css.townofbluffton.com/EnerGov/SelfService#/home>

Building Safety Review

10/07/2020

Richard Spruce

Approved with Conditions

**Comments:**

1. Wherever the accessible route crosses vehicle traffic lanes detectable warning devices are required per ICC/ANSI A117.1, 2017 Edition, section 406.6.

Planning Review - Address

10/28/2020

Nick Walton

Approved

**Comments:**

1. Named streets will be required to provide addressing. As shown, three (3) Named streets will be required to provide addresses.

Police Department Review

10/30/2020

Joseph Babkiewicz

Approved

**Plan Review Case Notes:**

**DP-10-20-014645 – BUCKWALTER 10B**

**Site Plan Revision Date: 11/18/2020**

**# Units: 252**

**# Parking: 569**

**Parking Ratio: 2.25**

## **Vehicular Conflict Points**

### *CITY COMMENTS*

- The site plan should be redesigned to reduce conflict points due to rear facing vehicles (*Alan Seifert, Planner*).

### *SCB RESPONSE*

- The site plan has been revised to include an internal dedicated drive-lane connecting Bluffton Parkway to Buckwalter Place Blvd., both eliminating the conflict points relating to rear facing vehicles and parking lots with vehicular traffic.

## **Lacks Creativity**

### *CITY COMMENTS*

- The overall plan lacks creativity (*William Howard*).
- Revise to eliminate long vehicular runs with parking (*William Howard*).

### *SCB RESPONSE*

- SCB completed redesigned the site plan, focusing on improving the visual experience for both the general public and residents.
  - By adding a neo-traditionally designed connector street, the pass-through traffic will have a unique arrival experience into Buckwalter, staying separated from residential parking and foot traffic.
    - The addition of a dedicated drive-lane is unique to apartment projects in Bluffton. SCB is elevating the overall development standards of multifamily projects in the market by incorporating an original design
  - Building positioning was altered to optimize tree-save areas and provide improved vistas for tenants.
    - Lake buildings now have a wooded backdrop across the lake.

## **Pedestrian Connectivity & Circulation**

### *CITY COMMENTS*

- Improve pedestrian connectivity (*William Howard*).

### *SCB RESPONSE*

- The new site plan incorporates pedestrian connectivity by incorporating a dedicated path along the east side of the connector roadway (see “Connector Street Section”).
- The pedestrian path will provide connectivity from Bluffton Pkwy, through the site to 10A and Buckwalter Place.

- SCB will provide a pedestrian sidewalks connecting to Bluffton Parkway, including a picturesque boardwalk crossing wetlands on the property.

## **Tree Preservation**

### *CITY COMMENTS*

- Save additional trees, preferable healthy hardwoods where possible.
- Though few significant trees exist on site, design emphasis should be shifted to preserving existing.

### *SCB RESPONSE*

- Ponds and open space along the northern portion of the site have been configured to preserve the significant trees on the site.
- The identified tree-save areas on the site have been identified and will be preserved.





## PLAN REVIEW COMMENTS FOR DP-10-20-014645

Town of Bluffton

Department of Growth Management

20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910

Telephone 843-706-4522

<b>Plan Type:</b>	<b>Development Plan</b>	<b>Apply Date:</b>	<b>10/06/2020</b>
<b>Plan Status:</b>	<b>Active</b>	<b>Plan Address:</b>	
<b>Case Manager:</b>	<b>William Howard</b>	<b>Plan PIN #:</b>	<b>R610 029 000 0789 0000</b>
<b>Plan Description:</b>	<b>280 multifamily residential units and amenity center on Buckwalter Parcel 10B</b>		

### Technical Review

**Submission #: 2**      Received: 12/28/2020      Completed: 12/28/2020

<i>Reviewing Dept.</i>	<i>Complete Date</i>	<i>Reviewer</i>	<i>Status</i>
Planning Review - Principal	12/28/2020	William Howard	Revisions Required

#### Comments:

1. The re-design to include the spine road provides improvement but consider the following to improvements:
  - a. narrow the street section (11' drive lanes and 9' parking) and widen plant strip between sidewalk and curb. Provide traffic calming measures to prevent speeding.
  - b. The remote parking just off the Bluffton Parkway is too far and remote for practical use. Update the plan to remove the remote parking lot.
  - c. Provide a second entrance from the spine road to the main parking lot. Consider a re-design of the long parking lot to provide smaller separate lots for 1 to 2 buildings.
  - d. All the pedestrian circulation runs along the spine road and parking lot, consider a pathway on the backside of the pond for a loop system.
  - e. Consider eliminating the sidewalk along outside of the spine road and extending the sidewalk on the inside of the road (adjacent to the parallel parking) to connect to offsite areas.
  - f. Provide additional internal pedestrian connections to the sidewalk along the spine road.
  - g. Provide a sidewalk to the dog park in lieu of having to walk through the parking.
  - h. Update the plans to provide crosswalks where sidewalks intersect parking areas or drive aisles.
  - g. Re-design the intersection of the spine road, parking areas and connecting road to the adjacent property to eliminate conflicting traffic movements.
  - h. Several garages are located so that the backs of garages will face drive aisles or the spine road. Either re-locate garages or confirm that architecture will address all sides of the garage buildings

In general, majority of the buildings are very long (+/-200') and could use a few more shorter buildings if possible.

Transportation Department Review	12/28/2020	William Howard	Revisions Required
----------------------------------	------------	----------------	--------------------

#### Comments:

Transportation comments are included with Principal Planner comments.

Beaufort Jasper Water and Sewer Review	12/28/2020	James Clardy	Approved with Conditions
--	------------	--------------	--------------------------

#### Comments:

1. Pending submittal and review by the DRP

Building Safety Review	12/28/2020	Richard Spruce	Approved with Conditions
------------------------	------------	----------------	--------------------------

#### Comments:

1. Comments from the original submittal were not addressed in the re-submittal. Wherever the accessible route crosses vehicle traffic lanes detectable warning devices are required per ICC/ANSI A117.1, 2017 Edition, section 406.6.

Fire Department Review	12/28/2020	Dan Wiltse	Approved with Conditions
------------------------	------------	------------	--------------------------

**Comments:**

1. Comments may be provided at the time of DRC review.

Planning Commission Review	12/28/2020	Aubrie Giroux	Approved with Conditions
----------------------------	------------	---------------	--------------------------

**Comments:**

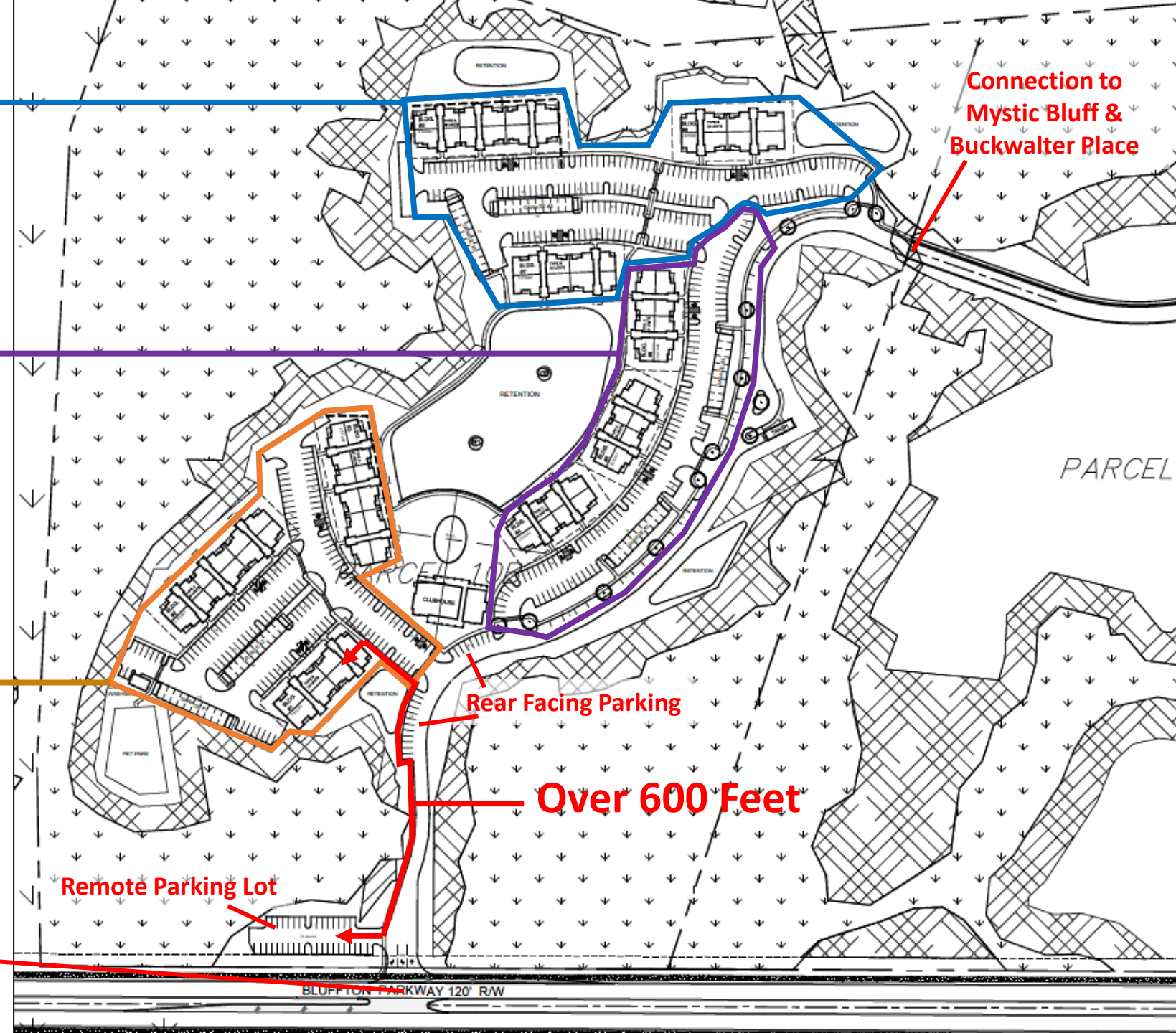
1. The Preliminary Plan will be presented to the Planning Commission for approval upon approval of the Development Review Committee.

Watershed Management Review DRC	12/28/2020	William Baugher	Approved with Conditions
------------------------------------	------------	-----------------	--------------------------

Cluster 1:  
84 Units  
189 Parking Spaces Required  
191 Parking Spaces Provided

Cluster 2:  
96 Units  
162 Parking Spaces Required  
149 Parking Spaces Provided  
-13

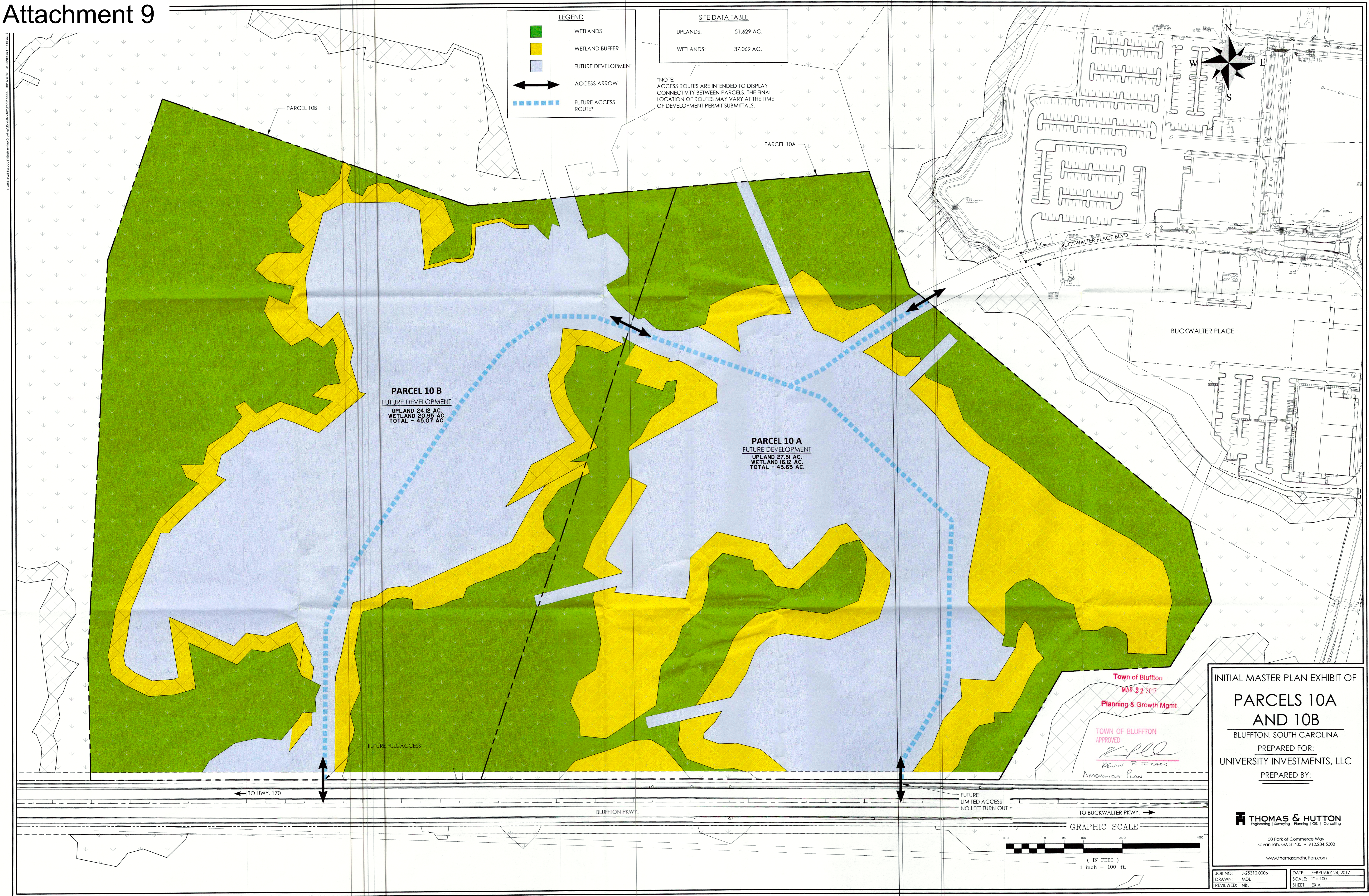
Cluster 3:  
96 Units  
216 Parking Spaces Required  
173 Parking Spaces Provided  
-43



Future Full-Access Signalized intersection to Provide the Main Access for Parcel 10A (Mystic Bluff).



Attachment 9



INITIAL MASTER PLAN EXHIBIT OF

**PARCELS 10A AND 10B**

BLUFFTON, SOUTH CAROLINA

PREPARED FOR:  
UNIVERSITY INVESTMENTS, LLC

PREPARED BY:

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com

JOB NO.: J-25312.0006	DATE: FEBRUARY 24, 2017
DRAWN: MDL	SCALE: 1" = 100'
REVIEWED: NBL	SHEET: EX A



## Excerpt from the Parcel 10A & 10B Master Plan

### 3) Power Supply and Service

In accordance with the franchise agreements approved by Town Council, Parcels 10A and 10B are in the Palmetto Electric service district. The electrical service will be provided by Palmetto Electric. Service will be extended as development progresses. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law. Gas service shall be provided by South Carolina Electric and Gas.

### 4) Telecommunication Service

Development in Parcels 10A and 10B will coordinate plans with licensed and franchised telecommunications service providers in the Master Plan area. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended and activated as development progresses. Master Plan approval does not amend any rights provided to a landowner or telecommunications provider as granted by the Public Service Commission.

### 5) Bluffton Fire District

The community falls within the jurisdiction of the Bluffton Fire District. The water supply system will be designed to provide fire flow.

## **D. Proposed Streets**

Roads and any potential trails within Parcels 10A and 10B are anticipated to be privately owned and maintained by the property owner, or other entity assigned with the legal responsibility. There is no intention for development of public roadways and/or creation of public right-of-ways within Parcels 10A and 10B. Access restriction will be at the Owner's discretion. Perimeter connectivity onto the Bluffton Parkway and Buckwalter Place Boulevard is intended for primary use by the internal developments within Parcels 10A and 10B. The final locations of internal access routing may vary at the time of final development permit based upon future development uses and planning, however the perimeter access locations are anticipated to remain as shown.

Proposed access locations along the Bluffton Parkway are consistent with the Bluffton Parkway Access and Management Plan, approved by Beaufort County Council and subsequently adopted by the Town of Bluffton. The Eastern access from Bluffton Parkway to Parcel 10A is intended to provide access Parcel 10A. The Western access onto Bluffton Parkway is a full access, future signalized, intersection. This access is anticipated to be the primary means of ingress/egress into Parcels 10B and 10A from the Bluffton Parkway. Parcels 10A and 10B will be connected internally by an east/west route, depicted by the arrows on the master plan. Eastern access will be via a

connection to Buckwalter Place Boulevard, leading to the Buckwalter Parkway.

#### **E. Ownership and Maintenance of Utilities**

##### **1) Utilities**

Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be owned and operated by Palmetto Electric, or other provider as approved by the Public Service Commission.

#### **IV. Land Use Parcel Delineations and Uses**

The Parcels 10A and 10B Development Master Plan (Exhibit A) delineates approximately 89 acres. The land uses for each portion of the property are unknown at this time. Land Uses will be consistent with the Buckwalter Commons and the Sand Hill Tract planning areas as shown on the approved concept plan.

All development on each parcel will be subject to design guidelines that comply with the development standards of the Town, as applicable to the Buckwalter PUD and must also comply with the architectural and site design standards of the land use covenants. All environmental standards, including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application. Future development permits will be issued for site-specific development on each parcel upon individual applications for development approval, which demonstrate compliance with these applicable use and site standards.

#### **V. Development Approvals within Parcels 10A and 10B Master Plan Area**

Such applications must meet the application standards of the Bluffton Development Standards Ordinance, as modified and approved under the Concept Plan, the Development Agreement, and Attachment I of the Buckwalter PUD Zoning Approval, and further such applications must meet all standards that are set forth in this Master Plan approval and any applicable land use covenants. Development which meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval, as set forth under Attachment I of the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.

**Date:** January 5, 2021  
**Applicant:** SC Bodner Company, Inc.  
**Project:** DP-10-20-014645 - Buckwalter 10B  
**Description:** 252 Multifamily Residential Units

**BACKGROUND**

Applicant (SC Bodner) is requesting a residential parking reduction from 2.25 parking spaces per unit (567 total spaces) to 1.87 spaces per unit (470 total spaces). This request is based on the specific parking requirements of this project, as well as SC Bodner’s historical parking data related to 30+ years of experience in developing successful multifamily projects. Supporting parking data for recent SC Bodner multifamily projects is summarized in the table below.

**APPLICANT’S HISTORICAL PARKING DATA**

PROJECT	# UNITS	# SPACES	RATIO
Charlotte Commons: Port Charlotte, FL	264	468	1.77
Caprock Crossing: College Station, TX	250	464	1.86
Uptown Terrace: Rogers, AR	260	390	1.50
The Lucie: Port St. Lucie, FL	264	495	1.87
Creekside South: Wylie, TX	252	462	1.83
120 Ninth Street: San Antonio, TX	220	304	1.38
AVERAGE			1.71
BUCKWALTER 10B REQUEST	252	470	1.87

All of the SC Bodner projects listed above have appropriate parking with an overall average of 1.71 spaces per unit. Each SC Bodner project undergoes a detailed parking distribution analysis, which is fundamental to achieving efficient parking at each property.

Buckwalter 10B has been designed to meet today’s parking requirements. Additionally, it is important to recognize evolving transportation technology and trends. Ride-share, public transportation and telecommuting continue to gain in popularity, thus reducing the future number of parked cars at multifamily properties. Minimizing unnecessary impervious surfaces reduces storm water runoff and provides benefits such as improved water quality, additional project green space and outdoor amenities.

**WHY IS MYSTIC BLUFF IS HAVING PARKING ISSUES?**

The Town of Bluffton Development Review Committee has expressed some reservations with a parking variance given the less-than-optimal parking conditions at Mystic Bluff apartments, which are located adjacent to the Buckwalter 10B site. Mystic Bluff received a variance and is parked at 1.90 spaces per unit, which should be sufficient parking. However, there are inherent design flaws unique to the Mystic Bluff project which greatly contribute to their parking issues and are detailed below:

**MYSTIC BLUFF INCORPORATES TANDEM PARKING SPACES**

64 of Mystic Bluff parking spaces (14%) are “tandem parking spaces” which are seldom used and have proven to effectively reduce actual available parking.

- Tandem parking spaces are located directly in front of and block access to garage stalls.
- These tandem parking spaces are reserved exclusively for residents that rent adjoined garages.
- Residents tend to park in the garage and leave the tandem space open, or they will use the garage for storage and park in the tandem space.
- Effectively, Mystic Bluff has 407 parking spaces / 1.64 ratio when accounting for the unused tandem spaces (471 total less 64 tandem = 407).
- **Buckwalter 10B does not utilize tandem parking spaces.**

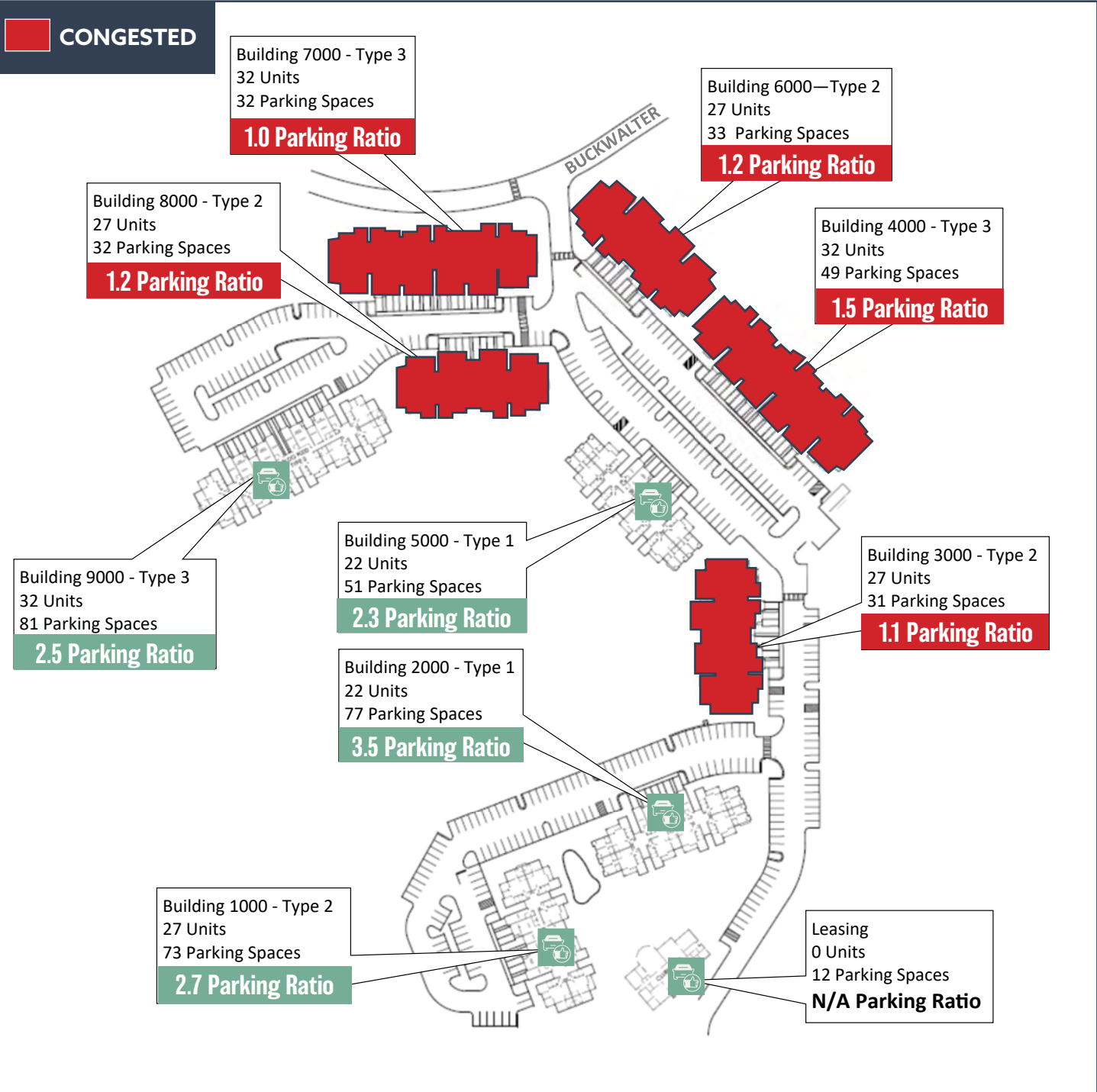


**MYSTIC BLUFF HAS POOR PARKING DISTRIBUTION**

- Due to site constraints, Mystic Bluff’s available parking spaces are unevenly distributed.
- The northern portion of the site is severely under-parked, resulting in traffic congestion.
- **Buckwalter 10B parking spaces are evenly distributed amongst all buildings** (see the comparative Parking Distribution illustrations on next page).



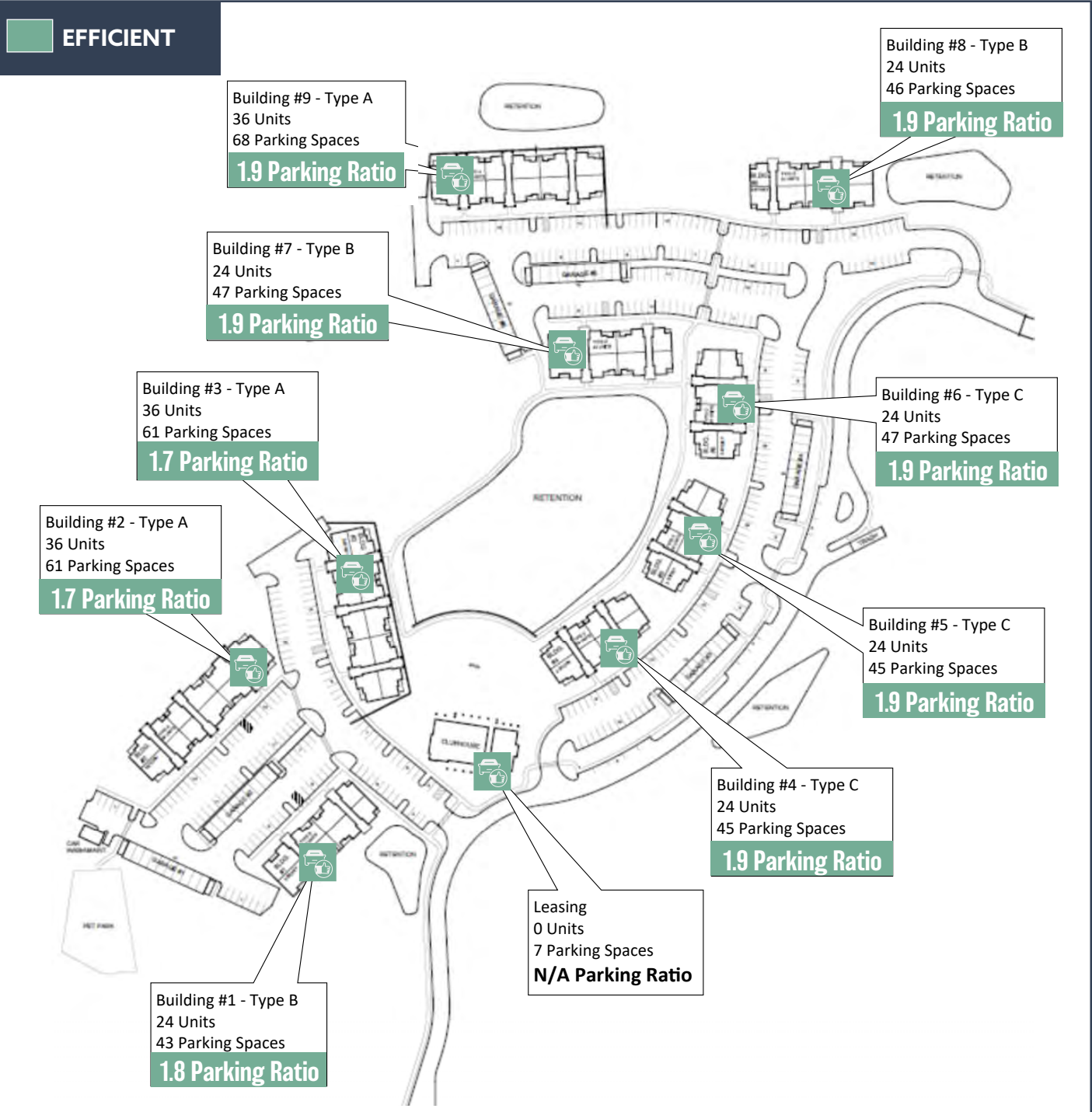
MYSTIC BLUFF PARKING DISTRIBUTION



MYSTIC BLUFF PARKING	
TOTAL UNITS	248
TOTAL PARKING SPACES	471
TOTAL SURFACE SPACES	343
TOTAL GARAGE SPACES	64
TOTAL TANDEM SPACES	64
OVERALL PARKING RATIO*	1.90

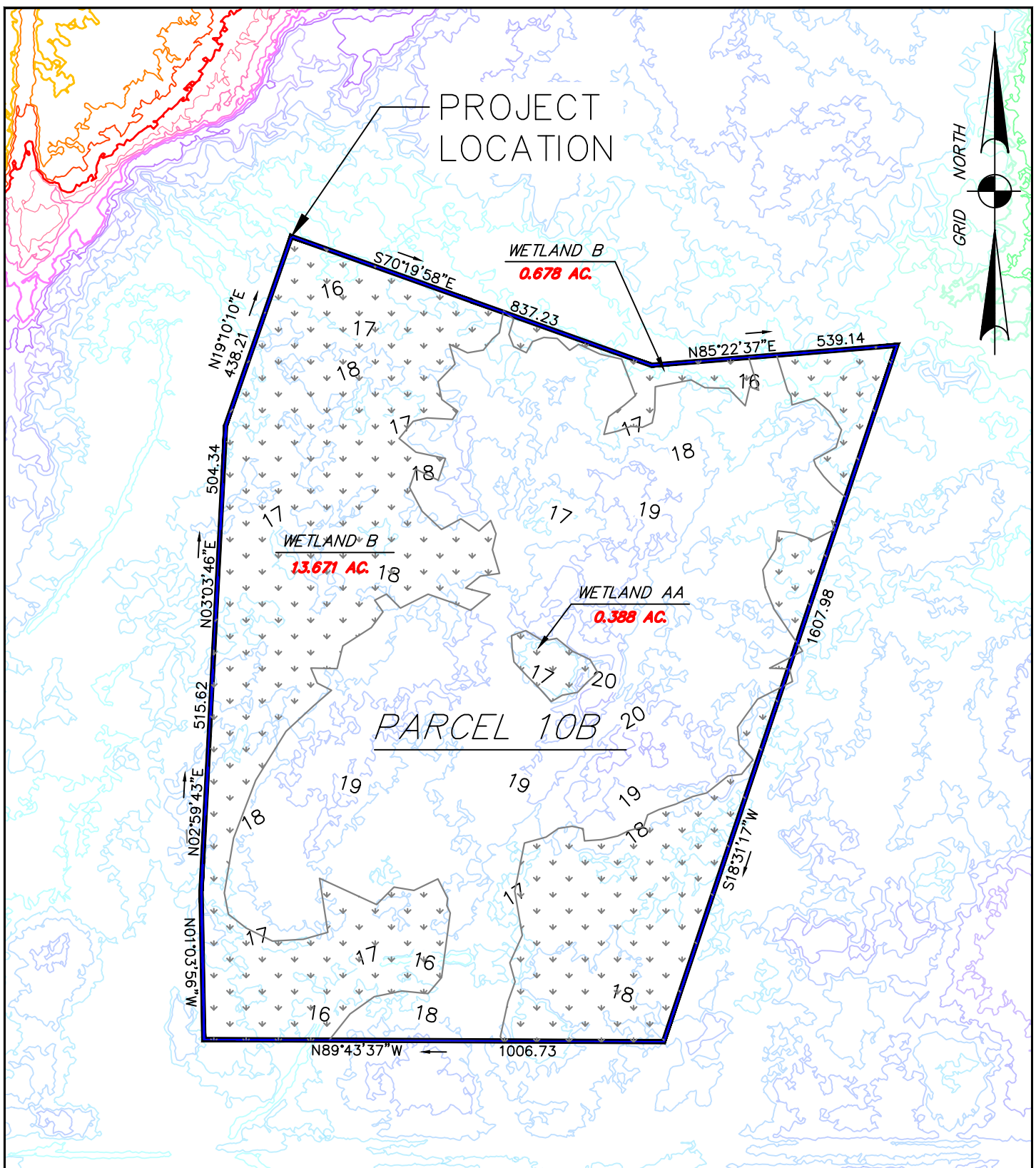
\*Ratio becomes 1.64 without tandem parking spaces

BUCKWALTER 10B PARKING DISTRIBUTION



BUCKWALTER 10B PARKING	
TOTAL UNITS	252
TOTAL PARKING SPACES	470
TOTAL SURFACE SPACES	410
TOTAL GARAGE SPACES	60
TOTAL TANDEM SPACES*	0
OVERALL PARKING RATIO	1.87





P.O. BOX 381, BLUFFTON, SOUTH CAROLINA 29910  
PH (843) 837-5250 / FAX (843) 837-2558  
WWW.WARDEDWARDS.COM

## LIDAR MAP

### HAMPTON LAKES 10B

LOCATION: BLUFFTON, SC  
DATE: 07/22/2020  
PROJECT #: 190287

SCALE: 1"=300'